



61 Sunningdale Drive, Daventry, Northamptonshire, NN11 4NZ
Offers In Excess Of £325,000 Freehold

A three bedroom, detached family home, comprising spacious accommodation throughout, whilst backing onto Daventry District Golf Course. The ground floor offers a generous kitchen/dining room, perfect for entertaining, along with a large sun room and lounge. The first floor offers two double bedrooms, single bedroom and bathroom. The front of the property benefits from a block paved driveway, providing off road parking for multiple vehicles whilst to the rear of the property are views overlooking the golf course, large patio, generous lawn and wooden play area. EPC Rating: TBC. Council Tax Band: C

Detached House | Three Bedrooms | Off Road Parking | Spacious Accommodation | Sought After Location | Overlooking Daventry District Golf Club

modern marketing · traditional values

PORCH

Composite entrance door. Opening to:

HALL

Radiator. Staircase rising to first floor landing.
Doors to:

KITCHEN/DINING ROOM 3.25m x 5.51m (10'8 x 18'1)

Kitchen Area: uPVC double glazed windows to side and rear elevations with made to measure blinds. Wall and base units. Work surfaces. Island separating dining area. Double sink. Space for white goods. Built in induction hob, hood and oven. Door to rear garden.

Dining Area: Two radiators. Doors to conservatory.

LOUNGE 3.86m x 3.81m (12'8 x 12'6)

uPVC double glazed window to front elevation.
Fireplace.

SUN ROOM 4.04m x 3.58m (13'3 x 11'9)

Of brick and uPVC construction. uPVC double glazed windows and French doors to rear garden.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation with made to measure blinds. Access to loft space.
Doors to:

BEDROOM ONE 4.06m x 3.25m (13'4 x 10'8)

uPVC double glazed window to front elevation with made to measure blinds. Fitted wardrobes.
Radiator.

BEDROOM TWO 3.43m x 3.12m (11'3 x 10'3)

uPVC double glazed window to rear elevation with made to measure blinds. Radiator.

BEDROOM THREE 3.20m x 2.26m (10'6 x 7'5)

uPVC double glazed window to front elevation with made to measure blinds. Radiator. Cupboard storage.

BATHROOM

uPVC double glazed window to rear elevation.
Chrome heated towel rail. Suite comprising bath with shower over, wash hand basin and low level WC. Floor to wall tiling.

OUTSIDE

FRONT GARDEN

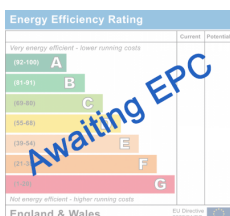
Off road parking for multiple vehicles. Block paved driveway. Side access to rear garden.

REAR GARDEN

Generous patio area. Generous lawn. Wooden play area. Views over Daventry District Golf Course.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

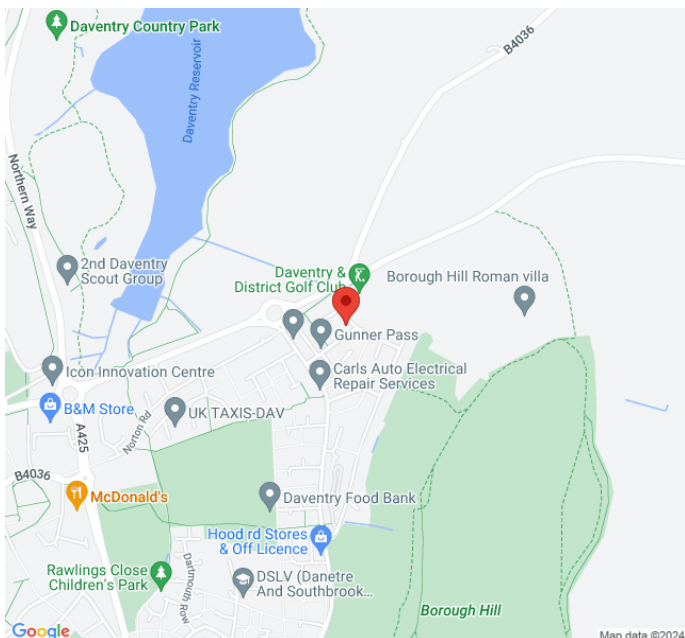


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 97.2 sq. metres (1046.1 sq. feet)



LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

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