

**Plot 56 The Tailor, Staverton Road, Daventry, NN11 4NL**  
**£275,000 Freehold**

A modern, three double bedroom semi detached house located on the new Bellway development on the edge of Daventry. The accommodation comprises hall, cloakroom, kitchen/dining room, lounge, three double bedrooms, en-suite and family bathroom. Outside is a front garden, enclosed rear garden and parking for multiple cars. EPC Rating TBC. Council Tax Band TBC.

**Three Double Bedrooms | En-Suite, Cloakroom & Bathroom | Kitchen / Dining Room | Enclosed Rear Garden | Off Road Parking | Semi Detached**

**modern marketing · traditional values**

### ENTRANCE HALL

Entrance via composite door. Radiator. Wood effect laminate flooring.

### CLOAKROOM 1.65m x 0.97m (5'5 x 3'2)

Radiator. Suite comprising WC and wash hand basin. Tiled splash backs.

### LOUNGE 4.06m x 3.81m (13'4 x 12'6)

uPVC double glazed window to front elevation. Two radiators. Stairs rising to first floor landing with understairs storage cupboard.

### KITCHEN / DINING ROOM 4.09m x 4.70m (11'29 x 15'5)

uPVC double glazed French doors to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Built in gas hob, oven and extractor hood. Built in fridge and freezer. Stainless steel sink unit.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 3.12m x 3.23m (10'3 x 10'7)

uPVC double glazed window to rear elevation. Radiator. Storage cupboard. Door to:

### EN-SUITE 2.34m x 1.35m (7'8 x 4'5)

Radiator. Suite comprising low level WC, pedestal wash hand basin and shower room. Tiled splash backs. Wood effect laminate flooring.

### BEDROOM TWO 3.18m x 2.49m (10'5 x 8'2)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 1.96m x 2.24m (6'5 x 7'4)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 1.93m x 2.49m (6'4 x 8'2)

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Tiled splash backs. Wood effect laminate flooring.

### OUTSIDE

### FRONT GARDEN

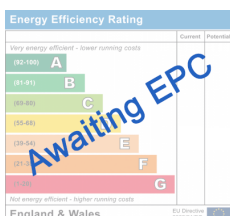
Landscaped front garden with path leading to front doo. Parking for multiple cars. EV charging point.

### REAR GARDEN

Enclosed rear garden which is mainly laid to lawn. Shed.

### DRAFT DETAILS

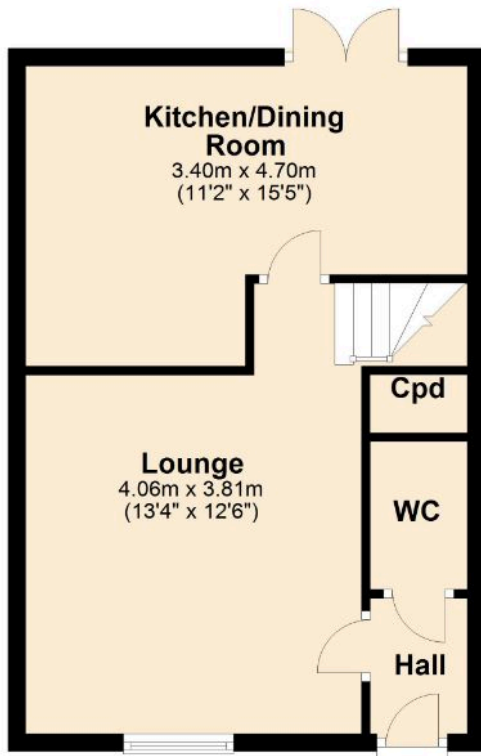
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

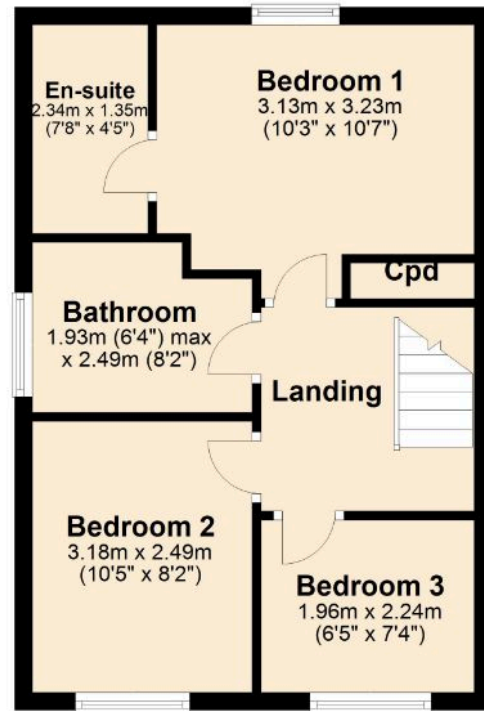
### Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)

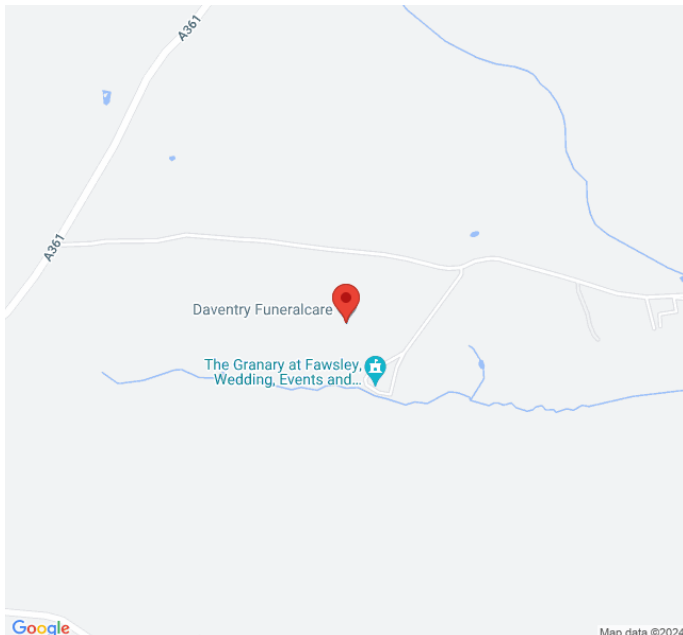


### First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 74.5 sq. metres (802.1 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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