

18 Willow Brook, Daventry, Northamptonshire, NN11 4FU
£340,000 Freehold

Offered to the market with NO ONWARD CHAIN is this stunning four-bedroom semi-detached property, set over three floors in a modern development, built just three years ago. Boasting beautiful and modern interiors, the home is in impeccable condition. The ground floor comprises a convenient WC, a fully integrated kitchen, and a spacious through lounge/diner, providing well-proportioned accommodation throughout. To the first floor is the master bedroom that features an en-suite for added convenience, third bedroom, fourth bedroom and main bathroom. The second floor comprises a 16ft second bedroom and storage cupboard. The front of the property has two allocated parking spaces. The private rear garden is complete with two patio areas ideal for entertaining and a small lawn. EPC Rating: B. Council Tax Band: D

Four Bedroom Semi Detached | Set Over Three Floors | Two Allocated Parking Spaces | Impeccable Condition | Sought After Location | 7 Years NHBC Warranty Remaining

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Radiator. Tiled flooring.
Door to WC.

WC

Radiator. Low level WC and wash hand basin.
Tiled flooring.

OPEN PLAN KITCHEN/LOUNGE 8.76m x 3.25m (28'9 x 10'8) Max

Lounge Area: uPVC French doors and double
glazed windows to rear elevation. Staircase rising
to first floor.

Kitchen Area: uPVC double glazed window to front
elevation with made to measure blinds. Wall and
base units with work surfaces over. Stainless steel
sink. Integrated appliances to include oven,
induction hob, extractor, fridge/freezer, dishwasher
and washer/dryer.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 2.92m x 3.48m (9'7 x 11'5)

uPVC double glazed window to front elevation.
Radiator. Fitted wardrobes. Cupboard. Door to:

EN-SUITE

uPVC double glazed window to front elevation.
Wash hand basin, low level WC and double
shower cubicle. Tiled flooring. Tiling to half height.

BEDROOM THREE 3.20m x 2.62m (10'6 x 8'7)

uPVC double glazed window to rear elevation.
Radiator.

BEDROOM FOUR 3.25m x 2.26m (10'8 x 7'5)

Max
uPVC double glazed window to rear elevation.
Radiator.

BATHROOM 1.98m x 2.62m (6'6 x 8'7)

uPVC double glazed window to side elevation.
Suite comprising low level WC, wash hand basin
and bath with shower over. Full height tiling. Tiled
flooring.

SECOND FLOOR

BEDROOM TWO 4.93m x 4.80m (16'2 x 15'9)

uPVC double glazed Velux window to front
elevation. Two radiators. Storage cupboard.

OUTSIDE

FRONT

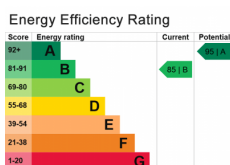
Off road parking for two cars.

REAR GARDEN

Two generously sized patio areas. Well maintained
with a small lawn.

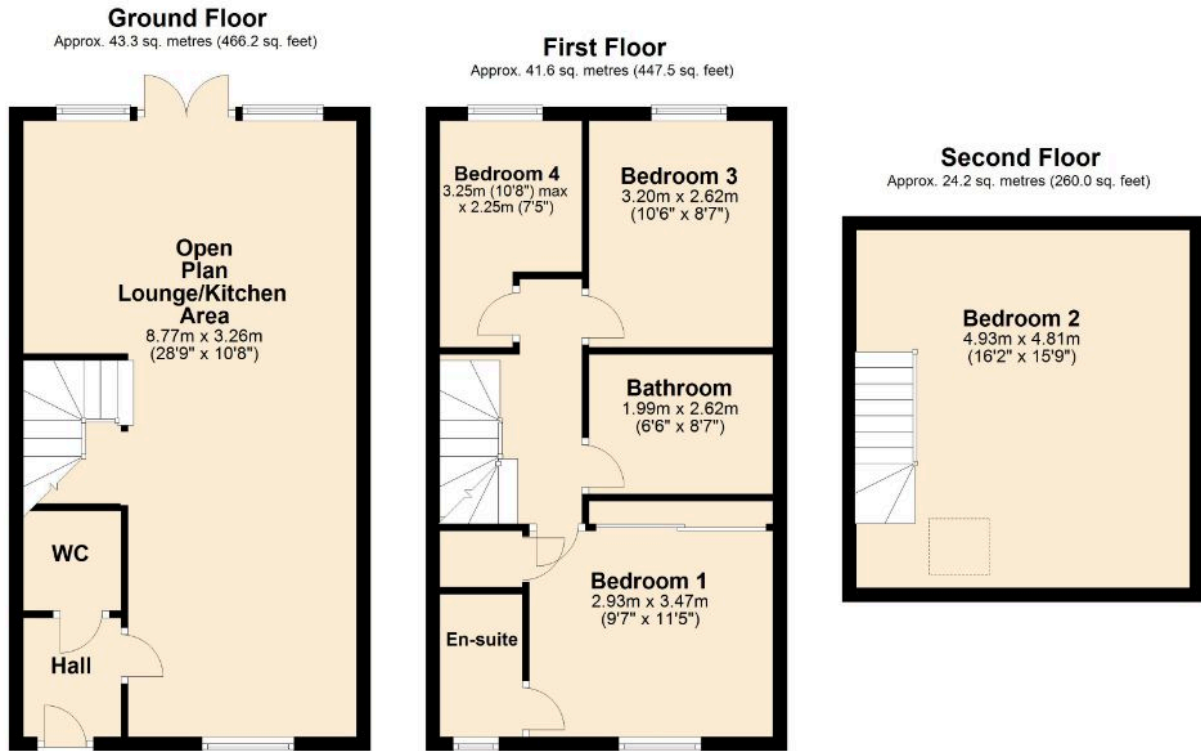
DRAFT DETAILS

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. 109.0 sq. metres (1173.7 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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