



**24 Willow Brook, Daventry, Northants, NN11 4FU**  
**Guide Price £300,000 Freehold**

A well-presented four-bedroom semi-detached property, set over three floors and built just over three years ago. The interior is modern, tastefully decorated and boasts spacious rooms. The ground floor comprises; WC, a fully integrated kitchen, and a spacious through lounge/diner that is supplemented by natural light. To the first floor is the main bedroom with en-suite, third bedroom, fourth bedroom and main bathroom. The second floor comprises a 16ft bedroom and storage cupboard. The front of the property has two allocated parking spaces. The enclosed rear garden encompasses a patio entertainment area and mainly laid to lawn. EPC Rating: B. Council Tax Band: D.

**Four Bedroom Home | Semi-detached | Modern Throughout | Off Road Parking | En-Suite | Lounge/Dining Room**

modern marketing · traditional values

## HALLWAY

Composite door with obscure double glazed panel.  
Radiator. Tiled flooring. Doors to:

## WC

Low level WC. Pedestal sink with stainless steel mixer tap. Radiator. Tiled flooring. Tiling to splash back areas.

## KITCHEN

uPVC double glazed window. Wood effect work surface. Stainless steel sink, drainer and mixer tap. Induction hob. Extractor Fan. Tiling to splash back areas. Integrated fridge and freezer. Tiled flooring. Breakfast bar.

## LOUNGE/DINING ROOM 8.84m x 4.80m (29' x 15'9)

uPVC double glazed doors leading to garden with uPVC double glazed full length side windows to rear elevation. Two radiators. Wooden decorative panelling. Stairs to:

## BEDROOM ONE 3.02m x 3.51m (9'11 x 11'6)

uPVC double glazed window to front elevation. Radiator. Integrated wardrobe. Storage cupboard. Door to:

## EN-SUITE

uPVC double glazed obscure window to front elevation. Radiator. Low level WC. Pedestal sink. Shower. Tiling to splash back areas. Shaver point.

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

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM THREE 3.40m x 2.29m (11'2 x 7'6)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 1.98m x 2.51m (6'6 x 8'3)

uPVC obscure double glazed window to side elevation. Shaver point. Low level WC. Pedestal sink. Bath with shower. Stainless Steel fixings and stainless steel hand towel rail. Tiled floor. Tiling to splash back areas.

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

Double glazed Velux to front elevation. Radiator. Storage cupboard.

## OUTSIDE

### GARDEN

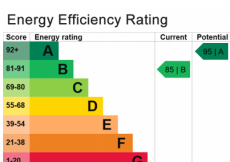
Rear garden mainly laid to lawn. Patio for entertaining. Enclosed by fence panelling.

### FRONT

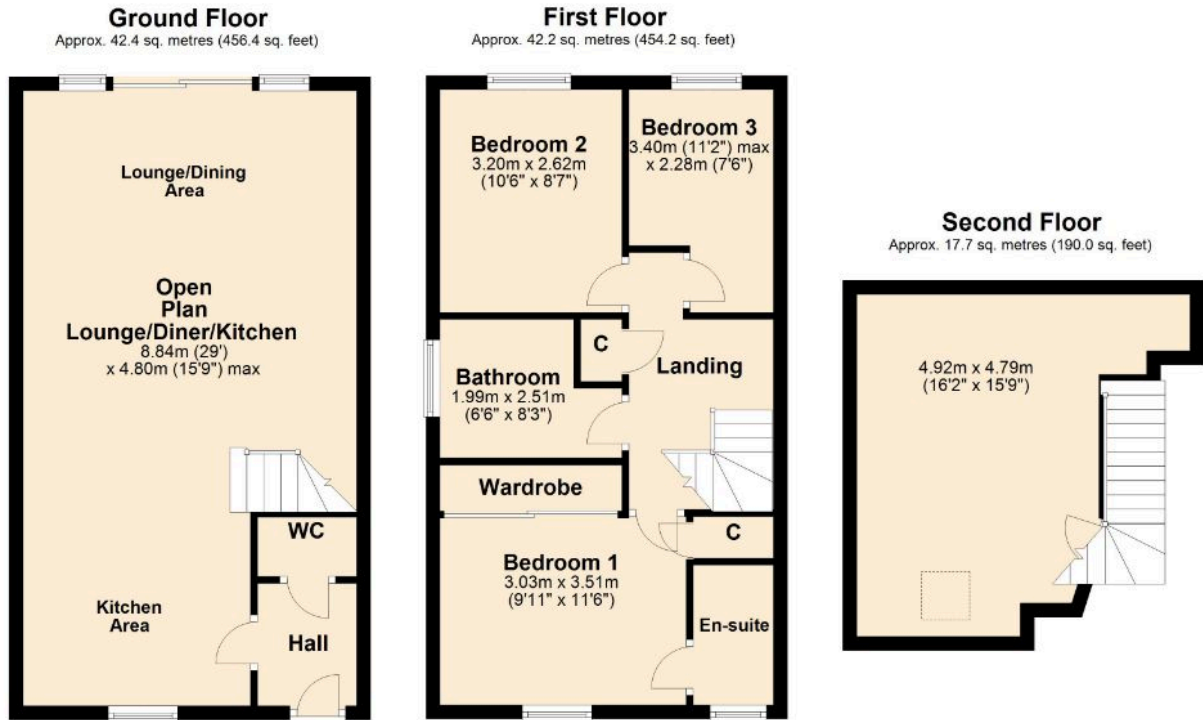
Lawn and off road parking.

### 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.



Total area: approx. 102.2 sq. metres (1100.6 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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