



**31 Orchard Street, Daventry, Northants, NN11 9EU**  
**Guide Price £365,000 Freehold**

Discover this six bedroom, semi-detached home, situated within a desirable area of Daventry. The accommodation provides an abundance of space, making it ideal for large families or those wanting a versatile layout. The ground floor comprises entrance hall, WC, a through lounge, large kitchen, dining room and conservatory. To the first floor there are six bedrooms and family bathroom. EPC Rating: E. Council Tax: C.

**Six Bedrooms | Semi-Detached | Spacious Accommodation Throughout | Off Road Parking for Several Vehicles | Generous Rear Garden | Utility Room**

**modern marketing · traditional values**

**ENTRANCE HALL 1.80m x 2.11m (5'11 x 6'11)**

Entrance via composite door. Access to WC.  
Door Leading to hall.

**WC**

Low level WC and wash hand basin. Full height tiling.

**INNER HALLWAY 2.11m x 3.02m (6'11 x 9'11)**

Entrance via wooden door. Radiator. Staircase leading to first floor. Access to lounge and kitchen.

**KITCHEN 6.81m x 2.36m (22'4 x 7'9)**

uPVC double glazed window to side elevation. Radiator. Base and wall units. Tiled flooring. Space for white goods. Access to dining room.

**LOUNGE 6.99m x 3.94m (22'11 x 12'11)**

uPVC double glazed window to front elevation. Two radiators. Double glazed sliding doors to rear elevation. Functioning fireplace. Leading to conservatory.

**CONSERVATORY 1.93m x 3.86m (6'4 x 12'8)**

uPVC double glazed French doors to rear elevation, giving access to garden. Vinyl flooring. Lighting and power.

**UTILITY**

Space for washing machine and tumble dryer. Lighting and power. Door leading to car port.

**FIRST FLOOR LANDING**

Metal framed double glazed window to rear elevation. Radiator.

**BEDROOM ONE 4.01m x 3.99m (13'2 x 13'1)**

Metal framed double glazed window to rear elevation. Radiator.

**BEDROOM TWO 2.84m x 4.93m (9'4 x 16'2)**

Two metal framed double glazed windows to front elevation. Radiator.

**BEDROOM THREE 3.58m x 3.86m (11'9 x 12'8)**

Metal framed double glazed windows to front elevation. Radiator.

**BEDROOM FOUR 2.90m x 1.96m (9'6 x 6'5)**

Metal framed double glazed window to rear elevation. Radiator. Laminate flooring.

**BEDROOM FIVE 2.84m x 2.24m (9'4 x 7'4)**

Metal framed double glazed window to front elevation. Radiator. Wooden flooring.

**STUDY 1.88m x 2.24m (6'2 x 7'4)**

Metal framed double glazed window to front elevation. Radiator. Wood laminate flooring.

**STORAGE CUPBOARD**

Airing cupboard with three shelves.

**BATHROOM 1.88m x 1.91m (6'2 x 6'3)**

Metal framed double glazed window to front elevation. Tiled floor. White suite comprising panelled bath with Triton overhead electric shower, wash hand basin and low level WC.

**OUTSIDE**

**FRONT GARDEN**

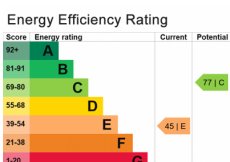
Off road parking for several vehicles. Access to car port.

**REAR GARDEN**

Large lawn space. Two generous patio areas. Side and rear access.

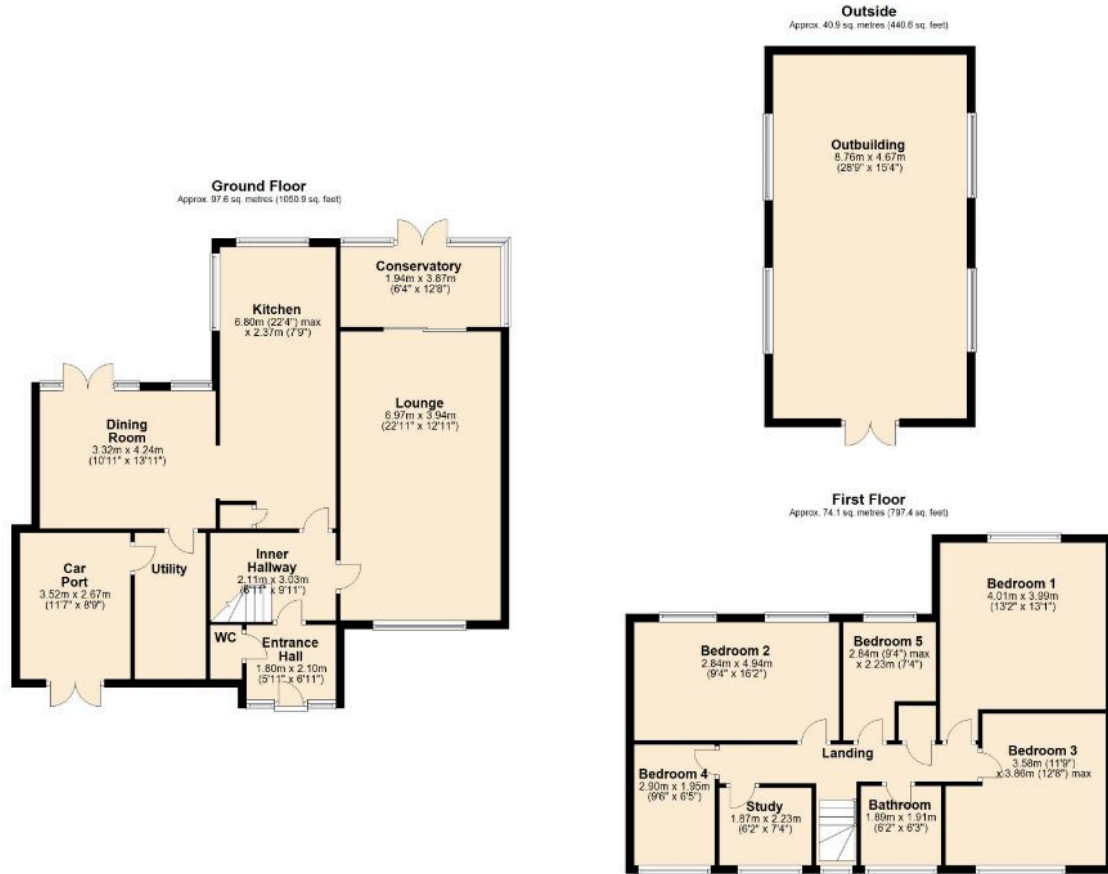
**DRAFT DETAILS**

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. 212.6 sq. metres (2288.8 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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