

1 Badby Road West

Daventry, Northamptonshire, NN11 4HJ

£749,995 Freehold



Viewing highly recommended to appreciate this stunning family home, offering an abundance of space and ample flexible living opportunities.

The ground floor boasts a vast and welcoming entrance hall, large kitchen/dining room with an impressive island and integrated Teppanyaki grill, a separate dining area, large lounge with cast iron fireplace, a utility room, cloakroom, three further reception rooms/bedrooms and a spa room.

To the first floor there are a further four bedrooms, three en-suite bathrooms and a family bathroom. The master bedroom benefits from access to a small balcony area with views over the rear garden. To the second floor there is an additional loft room and WC, currently used as a children's play room but offering the potential for an additional bedroom.

Outside there is a spacious decking with covered seating area and a large turfed area, two storage sheds – one currently used as a gym and an outbuilding. Additional to this, there is a covered storage area with gated access from the front and rear of the property. The front of the property benefits from electric gated access and ample parking for multiple vehicles.

EPC Rating: E. Council Tax Band: E



ENTRANCE HALL

Composite door to front. UPVC double glazed sash window to side elevation, Solid wood floorboards and decorative tiled walkway. Radiator. Stairs to first floor with storage cupboard under.

BEDROOM FIVE/RECEPTION ROOM 3.89m x 4.06m (12'9 x 13'4)

Two large uPVC double glazed sash windows to front elevation. Large uPVC sash window to side elevation. Solid wood floor. Large double radiator.

BEDROOM SIX 3.89m x 4.85m (12'9 x 15'11)

Two large uPVC double glazed sash windows to front elevation. 1 large uPVC sash window to side elevation. Wood effect laminate flooring. Large single radiator.

RECEPTION ROOM/PLAY ROOM 3.43m x 3.25m (11'3 x 10'8)

Two uPVC double glazed windows to side elevation. Large single radiator. Laminate wood effect flooring.

SPA ROOM 4.85m x 1.88m (15'11 x 6'2)

Tiled flooring. White wash hand basin and WC. Tiling to splash back areas. Six person hot tub. uPVC French doors to rear elevation. uPVC double glazed window to side elevation.

SITTING ROOM/FAMILY ROOM 6.40m x 4.78m (21'0 x 15'8)

uPVC bi-fold doors to rear elevation. Cast iron fireplace with decorative ornate mantelpiece and decorative porcelain tiling. Single radiator. Solid wood floorboards.

DINING ROOM 4.85m x 3.20m (15'11 x 10'6)

uPVC sash window to rear elevation. Solid wood flooring with decorative tiled area. Composite door. Steps down to the kitchen.

INNER HALL

Stairs to first floor landing.

UTILITY ROOM

Opaque window to front elevation. A range of wall and base units. Vinyl flooring. Roll top work surfaces with stainless steel sink and drainer. WC.

OFFICE 4.88m x 2.92m (16'0 x 9'7)

COVERED STORAGE AREA

Gated access from front and rear elevations. Light and power. Plumbing for washing machine. Roll top work surfaces.

KITCHEN/DINING ROOM 7.09m x 5.51m (23'3 x 18'1)

Bi-fold doors to rear elevation. Two large uPVC double glazed windows to side elevation. Vinyl flooring. A range of wall and base units. Granite work surfaces. Flavel Range cooker with seven burner gas hob. Integrated extractor fan. White double Butler sink. Large island with solid wooden work surface, a range of cupboard and drawer units and an integrated Teppenyaki cooking grill.

CELLAR 3.30m x 5.28m (10'10 x 17'4)

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Single radiator. Built in storage.

BEDROOM FOUR 3.63m x 6.10m (11'11 x 20'0)

Two uPVC double glazed windows to front elevation. Three built in storage units. Double radiator. Stairs to a mezzanine/loft room/office space.

LANDING

Velux window. Stairs to ground floor and second floor.

FAMILY BATHROOM

Velux window. Single radiator. White suite comprising WC, wash hand basin and freestanding roll top bath tub. Vinyl flooring.

BEDROOM TWO 3.73m x 3.56m (12'3 x 11'8)

uPVC double glazed window to rear elevation. Double glazed door to access roof space. Radiator.

EN-SUITE 2.16m x 1.75m (7'1 x 5'9)

uPVC double glazed window to rear elevation. Double walk in shower cubicle. Tiled floor and half walls. Heated towel rail.

BEDROOM ONE 4.19m x 5.59m (13'9 x 18'4)

uPVC double glazed window to rear elevation. Radiator.

EN-SUITE 3.43m x 2.26m (11'3 x 7'5)

Solid wood flooring. White suite comprising low level WC, wash hand basin, freestanding bath tub and large double walk in shower.

BEDROOM THREE 3.07m x 4.09m (10'1 x 13'5)

uPVC double glazed window. Double radiator.

EN-SUITE 1.50m x 1.80m (4'11 x 5'11)

Tiled walls and floor. A white suite comprising low level WC, wash hand basin and corner shower cubicle.

LOFT ROOM/BEDROOM SEVEN 6.40m x 4.22m (21'0 x 13'10)

Two Velux windows. Built in storage

WC

White low level WC and wash hand basin. Heated towel rail.

OUTSIDE

FRONT GARDEN

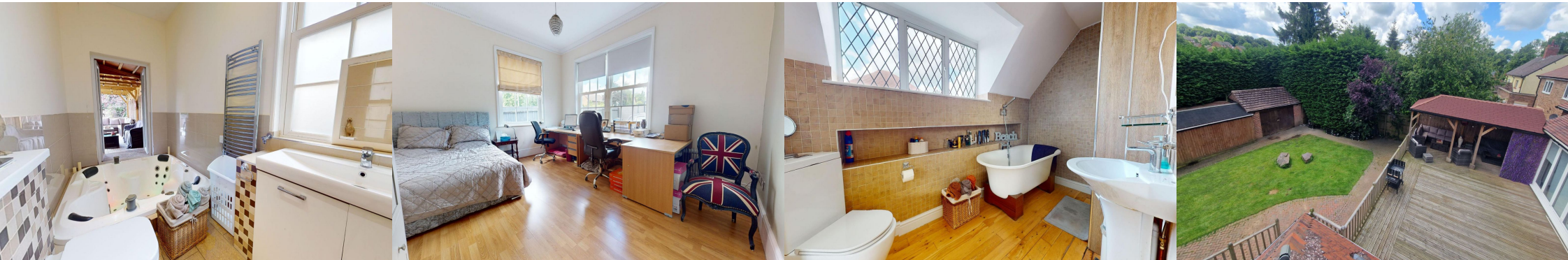
Ample driveway parking and electric gates.

REAR GARDEN

Large decking with covered seating area. Steps to lower garden level. Block paved and turfed area. Two storage shed and one outbuilding.

DRAFT DETAILS

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





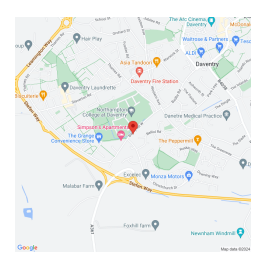
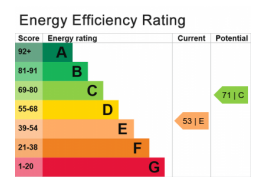
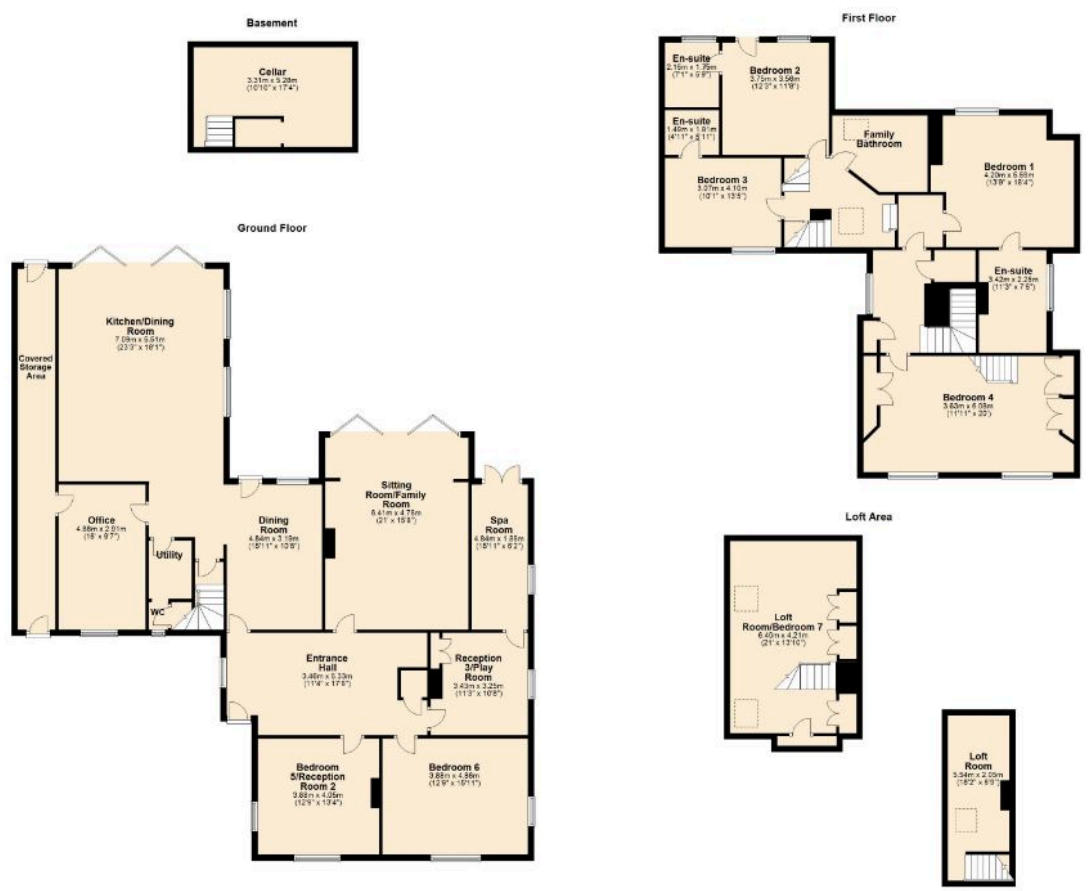
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Local Area Information

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.



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.