



33 Balliol Road, Daventry, Northamptonshire, NN11 4RE
£360,000 Freehold

Introducing to market this spacious four bedroom detached house, located in the desirable Stefen Hill area of Daventry. A wrap around and enclosed rear garden, off road parking for multiple cars and a garage compliment this property. The accommodation comprises porch, lounge, dining room, kitchen/dining room, four bedrooms, en-suite to main and a family bathroom. EPC Rating: TBC. Council Tax Band: C

Detached | Four Bedrooms | Off Road Parking | Wrap Around Garden | Garage | Desirable Location

modern marketing · traditional values

PORCH

uPVC double glazed entrance door. Radiator.

DINING ROOM 4.32m x 3.23m (14'2 x 10'7)

uPVC double glazed window to front elevation. Radiator.

LOUNGE 4.78m x 3.73m (15'8 x 12'3)

uPVC double glazed window to front elevation. uPVC double glazed sliding doors to rear elevation. Radiator.

KITCHEN/DINING ROOM 3.48m Max x 5.89m (11'5 Max x 19'4)

uPVC double glazed sliding doors. uPVC double glazed door. uPVC double glazed window to rear elevation. Wall and base units with work surfaces over. Oven, gas hob and concealed extractor. Sink with mixer tap. Tiling to splash back areas. Understairs rising to first floor landing. Understairs storage. Door to garage.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.68m x 3.76m (12'1 x 12'4)

Two uPVC double glazed windows to front and side elevations. Radiator.

EN-SUITE

uPVC obscure double glazed window to front elevation. Low level WC, wash hand basin and shower. Tiling to splash back areas.

BEDROOM TWO 3.43m x 3.28m (11'3 x 10'9)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.51m x 3.43m (8'3 x 11'3)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.49m x 2.59m (8'2 x 8'6)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.51m x 2.51m (8'3 x 8'3)

uPVC obscure double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and bath. Cupboard.

OUTSIDE

FRONT GARDEN

Block paved driveway. Laid to lawn.

GARAGE 5.28m x 2.51m (17'4 x 8'3)

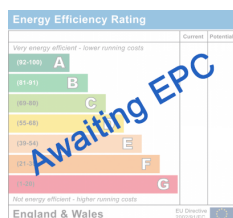
Up and over door.

REAR GARDEN

Patio entertainment area. Enclosed by panelled fencing, brick wall and mature shrubs. Wrap around. Shed.

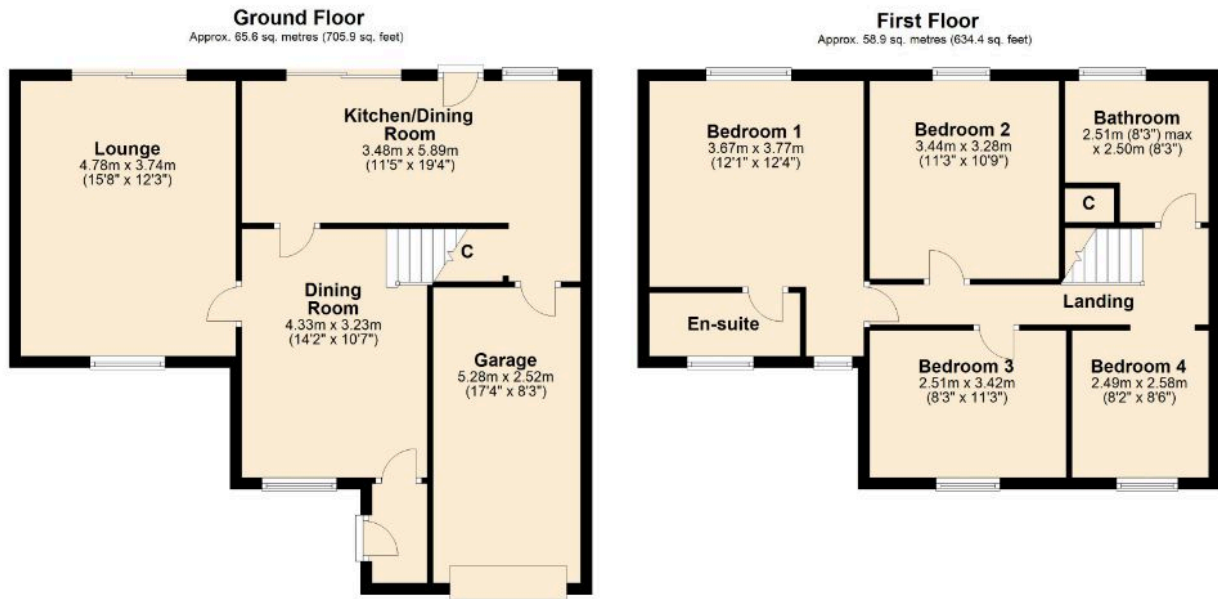
DRAFT DETAILS

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.

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Total area: approx. 124.5 sq. metres (1340.3 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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