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Croxden Way, Monksmoor
Daventry
Northamptonshire, NN11 2PD

£380,000 Detached

4 2 1



Department: Sales

Tenure: Freehold





Property Summary

An immaculate four-bedroom detached home boasting a spacious 20ft+ kitchen/diner and a 20ft+ lounge, situated in the highly sought-after Monksmoor residential area of Daventry. Ideally located close to scenic walks, well-regarded schools, and a range of local amenities, this home is perfect for families and professionals alike. Early viewing is highly recommended. EPC Rating: B. Council Tax Band: E.

Features & Utilities

- ✓ Four Bedrooms
- ✓ Detached Family Home
- ✓ Immaculate Condition
- ✓ 20ft Lounge
- ✓ Garage
- ✓ 20ft Kitchen/Dining Room
- ✓ Downstairs WC
- ✓ Multiple Off Road Parking Space
- ✓ En-Suite To Bedroom 1
- ✓ Desirable Location

Property Overview

An immaculate four-bedroom detached home boasting a spacious 20ft+ kitchen/diner and a 20ft+ lounge, situated in the highly sought-after Monksmoor residential area of Daventry. This beautifully presented property offers a well-designed layout, starting with an inviting entrance hall leading to a WC, kitchen/diner, utility room, and a bright living room with French doors opening onto a private, enclosed rear garden. Upstairs, there are four generously sized bedrooms, including a main bedroom with an en-suite, plus a modern family bathroom. Outside, the property benefits from an enclosed rear garden, a low-maintenance frontage, a garage, and off-road parking. Ideally located close to scenic walks, well-regarded schools, and a range of local amenities, this home is perfect for families and professionals alike. Early viewing is highly recommended. EPC Rating: B. Council Tax Band: E.

ENTRANCE HALL

Obscure double glazed composite entrance door. Doors to:

WC 1.32m x 1.19m (4'4" x 3'11")

Low level WC and pedestal wash hand basin. Radiator. Luxury vinyl flooring.

LOUNGE 6.18m x 3.31m (20'3" x 10'10")

uPVC double glazed French doors with matching side panels. Two uPVC double glazed windows to front and side elevations. Radiator. Amtico flooring.

OPEN PLAN KITCHEN/DINING ROOM 6.18m x 3.28m (20'3" x 10'9")

Dual aspect uPVC double glazed windows to front and rear elevations. Amtico flooring. Range of wall and base level units with roll top work surfaces. High level electric double oven. Gas hob with extractor over. Dishwasher and fridge freezer. Stainless steel sink and drainer with stainless steel mixer tap. Splash back to splash areas. Radiator.

FIRST FLOOR LANDING

Access to loft space. Cupboard. Radiator. Door to:

BEDROOM ONE 3.39m x 3.33m (11'1" x 10'11")

Double glazed windows to front and side elevations. Radiator. Double built in wardrobe. Door to:

EN-SUITE 1.60m x 2.26m (5'3" x 7'5")

Double glazed obscure window to rear elevation. Low level WC. Vanity sink unit. Double shower cubicle. Tiling to splash back areas.

BEDROOM TWO 2.79m x 3.39m (9'2" x 11'1")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.29m x 3.37m (10'10" x 11'1")

Dual aspect with feature full height uPVC double glazed windows to front and side elevations. Radiator.

BEDROOM FOUR 2.68m x 2.40m (8'10" x 7'10")

Feature full height uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.73m x 2.23m (5'8" x 7'4")

uPVC obscure double glazed window to front elevation. Stainless steel heated towel rail Low level WC. Pedestal wash hand basin. Bath with shower over. Tiling to splash back areas. Amtico flooring. Smart mirror.

OUTSIDE

FRONT

Driveway providing off road parking for multiple cars and garage. Pathway to front door. Gravelled frontage.

REAR

Enclosed by wooden panelled fencing. Patio entertainment section. Mainly laid to lawn. Shed. Gated access to driveway and garage.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type - Detached

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band E

EPC Rating - B

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Central Heating, Gas Central Heating, Gas Heating

Parking - Parking, Driveway

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, No flood defences

Mining Risks - Ask Agent

Restrictions - Ask Agent

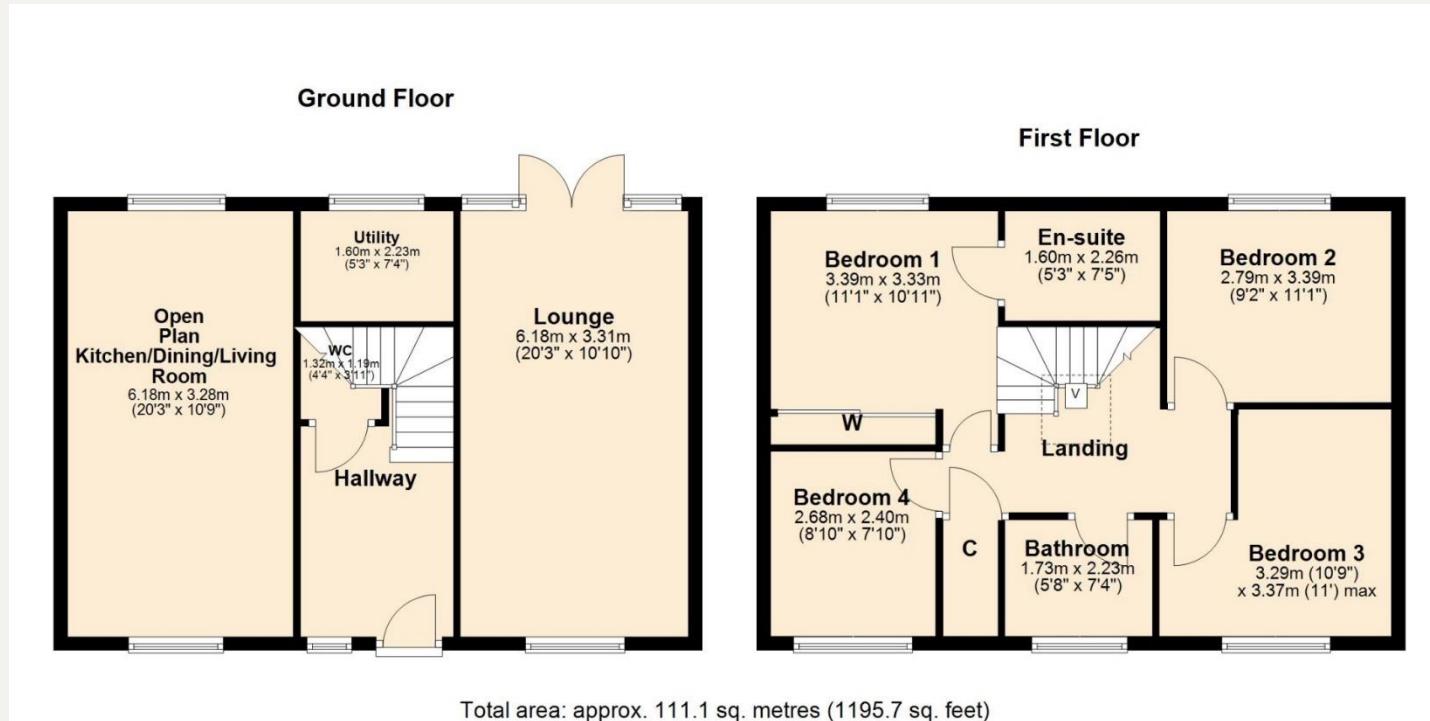
Obligations - No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements - Ask Agent

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan





Thank you for your interest

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