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Badby Road West, Daventry
Offers In Excess Of £675,000

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ESTATE AGENTS

Badby Road West, Daventry, Daventry

Nestled on Badby Road West in the charming town of Daventry, this impressive detached dormer-style house offers a perfect blend of space and elegance, making it an ideal home for large families. With five generously sized bedrooms and five well-appointed bathrooms, this property ensures everyone has a private sanctuary. Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the five reception rooms. These versatile spaces can be tailored to suit your family's needs, whether you desire a formal dining area, a cosy lounge, or a playroom for the children. The abundance of natural light enhances the warmth of each room, creating an inviting environment for both relaxation and entertainment. The heart of the home is undoubtedly the bespoke Fraser James fitted kitchen, which combines style and functionality. This culinary haven is perfect for preparing family meals or hosting gatherings with friends. The thoughtful design and high-quality finishes make it a joy to cook and entertain in. The property is set in a desirable location, providing easy access to local amenities, schools, and parks, making it a wonderful place to raise a family. The spacious layout and modern features of this home cater to the demands of contemporary living while offering the comfort and charm of a traditional residence. In summary, this remarkable property on Badby Road West is a rare find, offering ample space, luxurious bathrooms, and a stunning kitchen, all within a family-friendly community. It is a perfect opportunity for those seeking a spacious and stylish home in Daventry.

Entrance Hall 17'5" x 11'7" (5.33 x 3.54)

Spacious hallway with galleried staircase to the first floor. Understairs storage cupboard.

Bedroom Five / Snug 13'3" x 13'1" (4.05 x 4.01)

Currently used as a bedroom. Radiator. Window to front and side.

Bedroom Six / Office 16'1" x 13'1" (4.92 x 4.01)

Currently used as an office. Radiator. Window to front and side.

Bedroom One 12'2" x 11'7" (3.72 x 3.54)

En Suite / Spa 16'9" x 6'7" (5.11 x 2.01)

Shower enclosure. Low flush WC. Wash hand basin. Heated towel rail. Tiled floor. Double patio doors to rear garden. Window to side.

Lounge 21'10" x 16'0" (6.68 x 4.90)

Natural wood flooring. Reproduction cast iron radiators. Ornate cornice. Open fireplace with wood surround. Tiled inserts with cast iron log basket, bi-fold doors to rear garden.



Dining Room 16'4" x 10'7" (4.98 x 3.23)

Door to rear garden. Access to cellar space which has two hot water tanks. Shelving. Window to rear.

Feature Living Kitchen 24'0" x 19'9" (7.32 x 6.02)

Bi-fold doors to rear elevation. Two large uPVC double-glazed windows to side elevation. Vinyl flooring. A range of Frazer James 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 integrated Teppanyaki cooking grill. A spacious bright living space

Laundry Room 10'11" x 6'3" (3.34 x 1.92)

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.

Family Room 16'0" x 9'10" (4.89 x 3.01)

Radiator. Window to front.

Lean To Storage

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

Inner Hall and Second Staircase

Spacious Landing

Doors off to

Bedroom Two 21'1" x 12'9" (6.44 x 3.89)

Window to rear. Radiator.

En Suite 11'5" x 8'6" (3.49 x 2.60)

Low flush WC. Wash hand basin. Stand-alone roll-top bath. Walk-in shower enclosure. Tiled walls.

Bedroom Three 13'10" x 13'2" (4.22 x 4.03)

Window and door to rear (access to roof). Radiator.

En Suite

Low flush Wc. Wash hand basin and shower enclosure.

Bedroom Four 13'8" x 13'1" (4.17 x 4.00)

Radiator. Window to front.

En Suite

Shower enclosure. Wash hand basin. Low flush wc. Radiator.

Bedroom Five 21'3" x 13'6" (6.48 x 4.13)

Window to side aspect. Radiator. Open staircase to

Attic Space 17'7" x 6'9" (5.36 x 2.08)

Ideal teenager room for hobbies etc.

Family Bathroom 10'11" x 8'10" (3.34 x 2.71)

Stand-alone bath. low flush WC. Wash hand basin. Window to rear.

Stairs to



Attic Room 20'9" x 12'9" (6.33 x 3.91)

Window to rear.

WC

Low flush wc. Wash hand basin.

Outside Rear Garden

Large elevated deck patio with storage space under. Covered outdoor area ideal for entertaining and alfresco dining. Lawned area with maturing conifers giving a high degree of privacy.

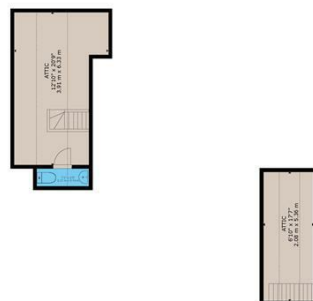


Front Parking

Large block paved area that can accommodate several vehicles set behind electric-operated gates.

Outbuildings

To the garden's rear is a useful workshop with power and light connected. Storage room ideal for storing garden furniture with another useful room that could be used as a gym/home office.



GROSS INTERNAL AREA
 FLOOR 1: 2623 sq ft, 243.73 m²; FLOOR 2: 1454 sq ft, 135.06 m²; FLOOR 3: 177 sq ft, 16.46 m²
 REDUCED HEADROOM: 190 sq ft, 17.55 m²
 TOTAL: 4254 sq ft, 395.25 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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