



6 Buckfast Close, Monksmoor Park, Daventry, Northamptonshire, NN11 2NP

HOWKINS &  
HARRISON

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Monksmoor Park, Daventry,  
Northamptonshire, NN11 2NP

Guide Price: £250,000

A modern and well presented two bedroom semi-detached home with solar PV panels and driveway parking leading to a single garage, situated in the new sought after "Monksmoor Park" development by Crest Nicholson, offering local amenities including shops, schooling and play areas, and within walking distance of Daventry Country Park.

### Features

- Ideal first time home
- Two bedrooms
- Fitted kitchen
- Family bathroom & cloakroom
- Lounge/diner
- Enclosed rear garden
- Driveway parking and single garage
- New development "Monksmoor Park"
- Local schooling, shops and park
- EPC Rating - B



## Location

This newly built community of homes at Monksmoor Park, is designed to be within easy reach of open countryside, the amenities of Daventry town centre and other existing local services. Located in Daventry, within the picturesque county of Northamptonshire, this development has excellent transport links with close proximity to the M1 or trains into London from Long Buckby. With a new primary school, village green, selection of local shops and nature trails throughout, Monksmoor Park really will have it all. New sports pitches, play areas, allotments, public art, community spaces, as well as a new community building (to include health facilities), cycle paths and fantastic dog walks!



## Ground Floor

The property enters via a modern Upvc composite door into the entrance hallway with doors to all principal rooms, the sitting room with understairs storage and Upvc French doors to the garden, cloakroom with WC and wash basin, and stairs rising to the first floor accommodation. The fitted kitchen with modern gloss base level and wall mounted cabinets with work surfaces incorporating stainless steel sink, electric oven with gas hob and extractor over, space and plumbing for standing fridge/freezer, washing machine and dishwasher.

## First Floor

There are two double bedrooms with built in storage housing the gas fired boiler to one of the rooms, family bathroom with shower over bath, WC and wash basin, and boarded loft for additional storage.

## Outside

There is tandem driveway parking for 2 vehicles leading to the single garage with up and over doors and gated access to the rear garden. The rear garden is primarily laid to lawn with paved patio seating area, storage shed, access to the detached garage and enclosed by fence panelling.

## Agents Notes

'Monksmoor Park' is maintained by a management company on behalf of the developers to the benefit of homeowners within the development, with costs currently amounting to £322.17pa, for the upkeep, insurance and maintenance of grounds.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327-316880.

## Fixtures and Fittings

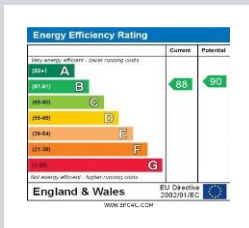
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council  
Council Tax Band - B



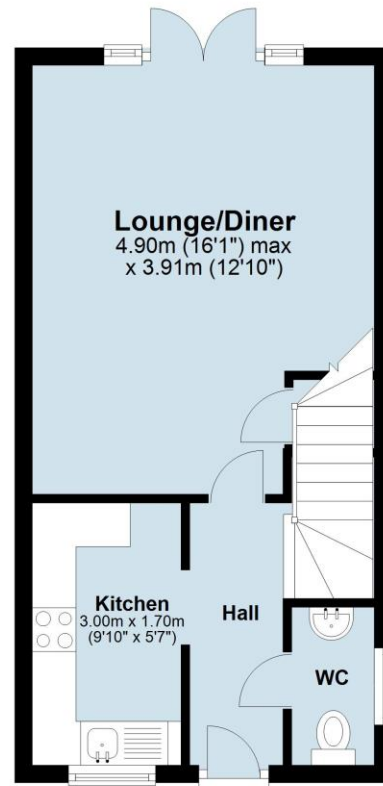
## Howkins & Harrison

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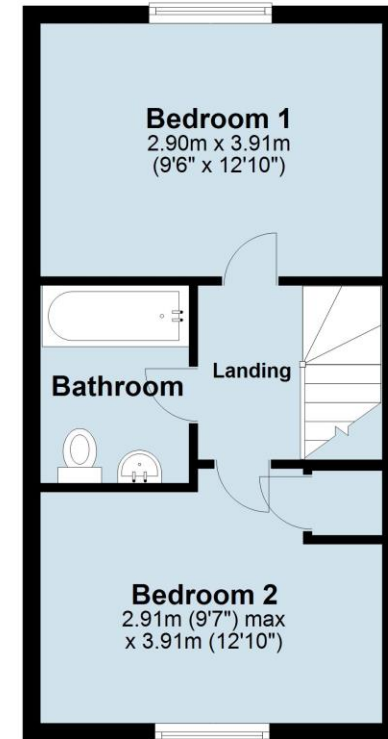
## Ground Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 62.2 sq. metres (669.9 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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