







\*\*\* INDIVIDUAL DETACHED HOME \*\*\* GOOD SIZED PLOT \*\*\* OUTSIDE OFFICE/STUDIO \*\*\* DETACHED DOUBLE GARAGE \*\*\* AMPLE PARKING \*\*\* We are pleased to offer this BEAUTIFULLY PRESENTED individual home positioned on Staverton Road. With DECEPTIVELY SPACIOUS accommodation over two floors and comprising of entrance hallway, 28'3" MULTI-ASPECT LOUNGE, REFITTED KITCHEN, SEPARATE 20'1" DINING ROOM, utility room, cloakroom, RE-FITTED FOUR PIECE FAMILY BATHROOM, TWO DOUBLE GROUND FLOOR BEDROOMS and TWO FURTHER first floor bedrooms. Outside are LANDSCAPED GARDENS to the front rear and side, VAST DRIVEWAY providing AMPLE OFF STREET PARKING a DETACHED DOUBLE GARAGE and OFFICE/STUDIO. An internal viewing is advised to fully appreciate what this home has to offer. Fast Find - 13850, EPC - TBC

#### Entered Via

A Upvc double glazed door with leaded Upvc double glazed windows either side, outside courtesy light, into :-

#### Entrance Hallway 18'1" x 7'6" max including stairs (5.51m x 2.29m max including stairs)

A lovely and spacious central hallway which has engineered wooden flooring, open tread staircase rising to first floor landing with spindled balustrades and handrail, coved ceiling and dado rail, single panel radiator, pine doors to bedrooms one and two, front and rear doors to lounge, door to bathroom, archway leading to remainder of downstairs accommodation.

#### Lounge 28'3" x 14'1" (8.61m x 4.29m)

A beautifully presented and fantastic sized multi-aspect reception room with the main focal point being a central inglenook fire place with timber lintel and quarry tiled hearth with inset cast log

burning stove and with leaded Upvc double glazed windows to either side, partial original wooden herring-bone flooring (there is an area in the centre of the room that is not laid with this flooring) , ornate coved ceiling and dado rail, two TV points, two telephone points, double panel radiator, two double panel radiators, leaded Upvc double glazed doors to rear garden, leaded Upvc double glazed window to front aspect, glazed doors to hallway.

#### Kitchen 14'7" x 10'9" (4.45m x 3.28m)

A refitted kitchen comprising of a comprehensive range of both cream shaker style eye and base level units with quartz work surfaces over. The units include a full height corner cupboard finished with internal racking, integrated full height fridge, two integrated 'Neff' oven and grills with hide and slide doors, integrated 'Neff' five ring ceramic induction hob with Bosch stainless steel extractor fan over, space and plumbing for dishwasher, inset ceramic one and a half bowl

**Daventry Office 01327 311222**

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single drainer sink unit with mixer tap over. Breakfast bar with space under for bar stools and further storage, glazed display units with inset lighting, tiling to water sensitive areas, inset spotlights and 'light tube', dual aspect with leaded Upvc double glazed windows to both side aspects,

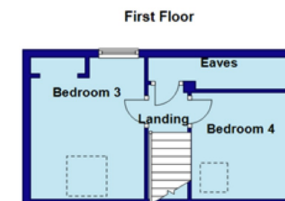
coving to ceiling, tiled flooring, double panel radiator, door to : -

### Inner Hallway

Doors to dining room, utility room and : -



Total area: approx. 203.8 sq metres (2193.2 sq. feet)



### Cloakroom 6'3" x 4'2" (1.91m x 1.27m)

With full tiling to walls and fitted with a push flush low level WC and corner wash hand basin with chrome mixer tap, wall mounted 'Worcester' gas central heating boiler, Upvc double glazed window to front aspect



#### Utility Room

A good sized utility room with worktops either side with inset stainless steel single drainer sink unit, space and plumbing for washing machine, space for further appliances, leaded Upvc double glazed windows and door to side aspect,

#### Dining Room 20'01" x 10'0" (6.12m x 3.05m)

A spacious and versatile reception room which has wooden laminate flooring, two single panel radiators, coving to ceiling, dual aspect with four leaded Upvc double glazed windows to side aspect and leaded Upvc double glazed doors with windows either side to the rear garden

#### Bathroom 8'8" x 7'1" (2.64m x 2.16m)

Refitted with a white four piece suite comprising of a bath with tiled side panel, separate shower cubicle with Triton pumped shower over and glass door, pedestal wash hand basin with chrome mixer tap and low level push flush WC, tiling to water sensitive areas, heated towel rail, inset spotlights and 'light tube'

#### Bedroom One 15'9" x 12' (4.80m x 3.66m)

A great sized main bedroom with coving to ceiling, leaded Upvc double glazed window to front aspect with single panel radiator under,

#### Bedroom Two 12' x 11'10" (3.66m x 3.61m)

A good sized second bedroom with 'Sharps' wardrobes built in along one wall with three sliding doors offering hanging space with part of it being an airing cupboard with radiator and slatted linen shelving, Upvc double glazed window to side aspect, single panel radiator,



#### Landing

Doors to bedrooms and to eaves storage area

#### Bedroom Three 11'9" x 8'6" max (3.58m x 2.59m max)

With open storage area to one corner, dual aspect with Upvc double window to rear aspect and Velux window to front aspect, single panel radiator

#### Bedroom Four 8'2" x 8'9" (2.49m x 2.67m)

With Velux window to front aspect, double panel radiator

#### Outside

##### Front

Accessed via a five bar gate, the front is mainly laid to lawn which measures approximately 68' x 54' with mature trees to the front border and planted borders to two other sides, there is a tarmac driveway which measures 130' in length and leads to the double garage, outside tap, paved patio area across frontage giving access to front door, two sets of steps to front lawn, gravel pathway continues around to the rear, outside lights.

#### Double Garage 23'8" x 18'0" (7.21m x 5.49m)

A detached garage with twin metal up and over doors to the front and windows to the side, replacement roof in 2011, power and light connected

##### Rear

The rear garden offers a high degree of privacy with lawned area connected by a gravel pathway

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to a paved and gravel area at rear, planted flower border with a stone retaining wall, trellised pergola with seating area under, outside lights, outside tap

#### **Office / Studio 9'10" x 9'11" (3.00m x 3.02m)**

Added by the current vendors this versatile space which can be used as an external office/studio etc and which has Upvc double glazed windows to all four aspects and Upvc double glazed door and with wood effect flooring and inset spotlights

#### **INSURANCE CLAIM**

In 20018 / 2019 the current vendors claimed on their standard residential home insurance for movement with the lounge of the property due to 'dessication of surrounding soil' the property was fully and professionally repaired under the insurance and photographs are available if required

**Viewing strictly by  
appointment with  
the agent**

#### **AGENTS DISCLAIMER**

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### **MORTGAGE ADVICE**

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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2 floorplans available  
on our Website



30 photos available  
on our Website

