



Situated on the DESIRABLE 'WATERSIDE' DEVELOPMENT of MONKSMOOR PARK is this SPACIOUS and WELL PRESENTED detached family home built by Crest Nicholson to their 'Nene' design and finished to a HIGH SPECIFICATION. With accommodation comprising of central hallway, cloakroom, 18'1" LOUNGE, STUDY AREA, OPEN PLAN KITCHEN/DINER with integrated appliances, UTILITY ROOM, GALLERIED LANDING, FOUR BEDROOMS with ensuite to bedroom one and a family bathroom. Outside is a LOVELY GARDEN, SINGLE GARAGE with power and light and electric door and DRIVEWAY FOR SEVERAL VEHICLES. VIEWING IS ADVISED. Fast Find - 13567, EPC - B



fast find
13567

Daventry Office

01327 311222

10-12 Oxford Street, Daventry, Northamptonshire, NN11 4AD

sales@tremaynes.co.uk



26 photos available
on our **Website**



2 floorplans available
on our **Website**

£395,000

2 Westminster Way, DAVENTRY

Entered Via

A part glazed composite door set under a canopy porch with inset spotlights, into :-

Entrance Hallway 11'2" x 6'0" (3.40m x 1.83m)

A fantastic and impressive central entrance hallway which has a vaulted ceiling and stairs leading to the first floor landing with white timber balustrades and contrasting handrail, Amtico flooring, single panel radiator, thermostat control, smoke alarm, Upvc double glazed window to side aspect, white panel doors to kitchen, lounge and :-

Cloakroom 5'6" x 3'10" (1.68m x 1.17m)

A spacious cloakroom which is fitted with a white two piece suite with 'Roca' sanitary ware comprising of a concealed cistern WC with chrome plate push-flush and a wash hand basin with central chrome mixer tap and tiled splash back, continuation of Amtico flooring from the entrance hallway, single panel radiator



Total area: approx. 126.1 sq. metres (1357.6 sq. feet)

Lounge 18'0" x 16'1" reducing to 13'1" (5.49m x 4.90m reducing to 3.99m)

A beautifully presented and good size reception room which benefits from a dual aspect with Upvc double glazed window to front aspect with radiator under and open walk-in bay window to side aspect measuring 7'3" x 3'6" and with Upvc double glazed windows to three sides. Television point, inset spotlights, open into :-

Study Area 9'5" x 4'10" (2.87m x 1.47m)

A versatile space which connects the lounge to the kitchen dining room, with ample space for a desk and with a Upvc double glazed window to the rear aspect with double panel radiator under

Kitchen Dining Area 18'0" x 16'1" reducing to 13'1" (5.49m x 4.90m reducing to 3.99m)

A lovely social family space which benefits again from a dual aspect with Upvc double glazed window to front aspect from the

kitchen area and bi-folding doors opening to the garden from the dining area. Again with Amtico flooring, the dining area offers ample space for table and chairs and gives access to the utility room. The kitchen is fitted with a range of grey fronted soft closing eye and base level units with work surfaces and upstands over. Inset stainless steel one and a half bowl single drainer sink unit with swan neck mixer tap over, integrated appliances to include a fridge/freezer, dishwasher, Bosch eye level double electric oven and with a central island unit with inset Bosh gas hob and with Bosch stainless steel extractor fan over. White panel door to hallway and understairs storage cupboard.

Utility Room 5'6" x 4'11" (1.68m x 1.50m)

Fitted with a grey base level unit with work surface and upstand over, inset stainless steel single drainer sink unit with swan neck mixer tap over, space and plumbing for washing machine. Space for further under counter appliance, extractor fan, continuation of Amtico flooring

Galleried Landing 17'2" x 10'1" reducing to 3'2" (5.23m x 3.07m reducing to 0.97m)

A beautiful landing area which benefits from a vaulted ceiling with large Upvc double glazed picture window to the front aspect, smoke alarm, double panel radiator, white spindled balustrades with contrasting handrail, white panel doors to first floor accommodation



Bedroom One 12'5" x 10'8" (3.78m x 3.25m)

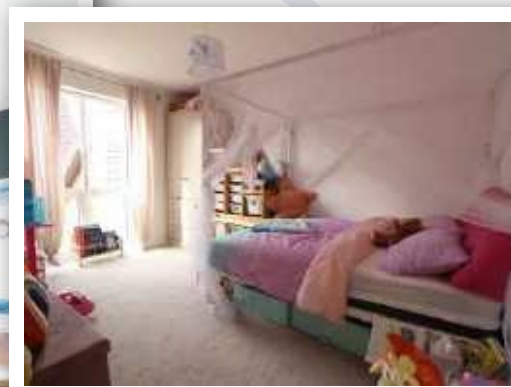
A lovely main bedroom with feature full length Upvc double glazed window to side aspect, single panel radiator, white panel door to :-

Ensuite 10'8" x 5'4" reducing to 3'4" (3.25m x 1.63m reducing to 1.02m)

Fitted with a white three piece suite with 'Roca' sanitary ware comprising of double width shower cubicle with full tiling, chrome bar shower and sliding glass door, wash hand basin with central chrome mixer tap and concealed cistern WC with chrome plate push-flush, half height tiling to walls, extractor fan, shaver point, chrome heated towel rail, frosted Upvc double glazed window to rear aspect with tiled sill,

Bedroom Two 12'11" x 10'8" reducing to 9'3" (3.94m x 3.25m reducing to 2.82m)

A double bedroom again with full length Upvc double glazed window overlooking the garden, single panel radiator



Bedroom Three 13'0" x 8'5" maximum dimensions (3.96m x 2.57m maximum dimensions)

A further double bedroom with alcove to one corner, Upvc double glazed window to front aspect with single panel radiator under

Bedroom Four 10'3" max x 7'1" (3.12m max x 2.16m)

With alcove to one corner, Upvc double glazed window to front aspect with single panel radiator under

Bathroom 6'4" max reducing to 4'9" x 10'8" (1.93m max reducing to 1.45m x 3.25m)

Fitted with a white three piece suite with 'Roca' sanitary ware comprising of a panel bath with central chrome free-flow bath filler and shower over with fully tiled surround and folding glass shower screen, wash hand basin with central chrome mixer tap and concealed cistern WC with chrome plate push-flush, deep tiled sill, half height tiling to walls, extractor fan, shaver point, chrome heated towel rail,



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Outside

Front

Sandstone paving to the front door with well stocked planted borders to either side of this and extending to the side of the property which then leads to the tarmac driveway providing off road parking for several vehicles and leading to the garage and access gate which opens to :-

Garden

A beautiful and partially walled garden which has been thoughtfully landscaped with a spacious sandstone patio area directly to the rear of the property providing a perfect space for seating and outside dining, the remainder of the garden is laid to lawn with well stocked raised timber flower beds with a variety of plants and shrubs and climbing plants with feature arrangement to the side of the garage.

The remainder of the garden is enclosed by painted timber fencing and with a timber gate giving access to the driveway, the garden benefits from outside lighting and external power sockets.

Single Garage

With electric remote controlled door, power and light connected, pitched roof offering additional storage space into the eaves

Agents Notes

The property is situated on the popular Monksmoor Development which is in close proximity of the Country Park and with access to Monksmoor Primary School. There is a annual service charge on the Development of approximately £300. The property is being sold with the remainder of the NHBC Guarantee.

**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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