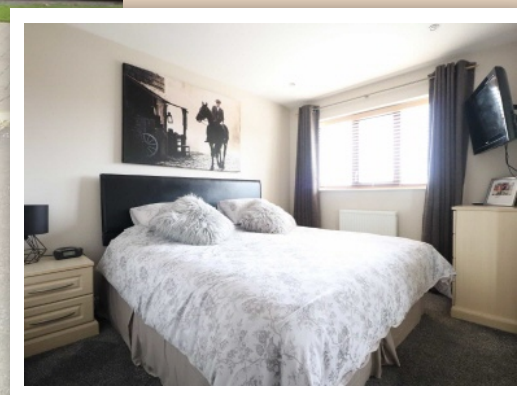




Situated on the POPULAR ASHBY FIELDS DEVELOPMENT giving access to local amenities and schooling is this VERY WELL PRESENTED detached family home. With accommodation on the ground floor comprising of entrance hallway, CLOAKROOM, lounge, 16'9" KITCHEN DINER, 15'11" CONSERVATORY with SOLID ROOM and UNDERFLOOR HEATING, whilst on the first floor is a master bedroom with ENSUITE and dressing room/bedroom four, TWO FURTHER DOUBLE BEDROOMS and a family bathroom. Outside is a small front garden, DRIVEWAY and 19'5" GARAGE and LOW MAINTENANCE PRIVATE and SOUTH-WESTERLY FACING REAR GARDEN. Other benefits include Upvc double glazing and gas central heating with a replacement boiler fitted in 2019. Fast Find - 14051, EPC - TBC



fast find
14051

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23 photos available
on our **Website**



2 floorplans available
on our **Website**

£315,000

25 Highlands Drive, DAVENTRY

Entered Via

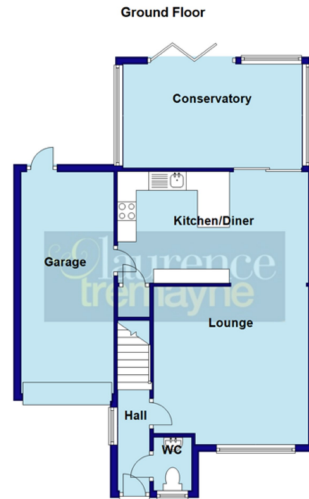
A replacement composite door with inset glazing installed in March 2021 and with an outside courtesy light to one side, opening into :-

Entrance Hall

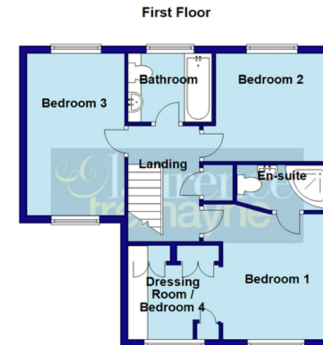
Upvc double glazed window to side aspect with double panel radiator under, wood effect laminate flooring, thermostat control, stairs rising to first floor landing, white panel doors to lounge and :-

Cloakroom 4'8" x 3'4" (1.42m x 1.02m)

Fitted with a white two piece suite comprising of a low level WC and wash hand basin with tiled splash back, wood effect laminate flooring, single panel radiator, frosted Upvc double glazed window to front aspect with tiled sill



Total area: approx. 116.6 sq. metres (1255.1 sq. feet)



Lounge 13'10" reducing to 12'01" x 13'7" (4.22m reducing to 0.30m x 4.14m)

A beautifully presented reception room with the main focal point of the room being a central marble fireplace with inset real flame gas fire, coving to ceiling, television point, wood effect laminate flooring, Upvc double glazed window to front aspect with single panel radiator under, further double panel radiator, archway to :-

Kitchen Diner 16'9" x 9'9" (5.11m x 2.97m)

A lovely room with the kitchen area being fitted with a range of both eye and drawer line base level units with rolled edge work surfaces and upstands over with tiling above. The base units include an integrated Bosch fridge which was fitted

in Spring 2021 and a built in dishwasher, whilst the wall units include a decorative glaze fronted display cabinet with drawers under. Integrated Stoves double electric oven with electric hob and Smeg extractor fan over. Inset stainless steel single drainer sink unit with mixer tap over, Upvc double glazed window to rear aspect, white panel doors to understairs storage cupboard and garage, wood effect laminate flooring, breakfast bar which divides the two spaces with continuation of the wood effect laminate flooring to the dining area which has ample space for table and chairs, single panel radiator and sliding double glazed patio doors to :-

Conservatory 15'11" x 9'1" (4.85m x 2.77m)

A spacious conservatory which benefits from a Thermotec style roof which was fitted in June 2020 and underfloor heating beneath a wood effect laminate floor, top opening windows and bi-folding doors opening out to the rear garden

Landing 8'3" x 6'1" (2.51m x 1.85m)

White spindled balustrades and hand rail to the top of the stairs, smoke alarm, access to loft space, white panel doors giving access to upstairs accommodation and airing cupboard which houses the hot water cylinder and shelving



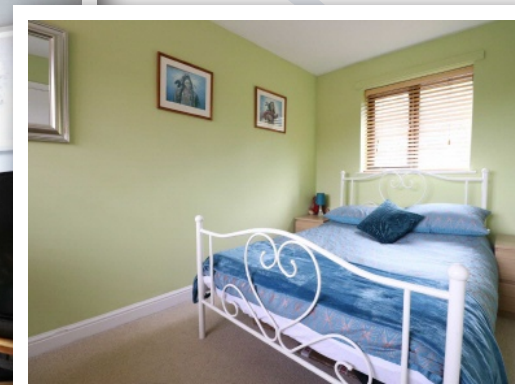
Bedroom One 10'6" x 8'9" (3.20m x 2.67m)

A lovely main bedroom which has a Upvc double glazed window to the front aspect with single panel radiator under, inset spotlights and archway through to the dressing room/bedroom four and a white panel door to :-

Ensuite

Fitted with a white three piece suite comprising of a corner shower cubicle with curved sliding doors and shower over, low level push flush WC and wash hand basin with tiled splash backs, wood effect flooring, decorative glass bricks to the side of the door, chrome heated towel rail, inset spotlights

Dressing Room / Bedroom Four 9'5" x 7'08" (2.87m x 2.34m)



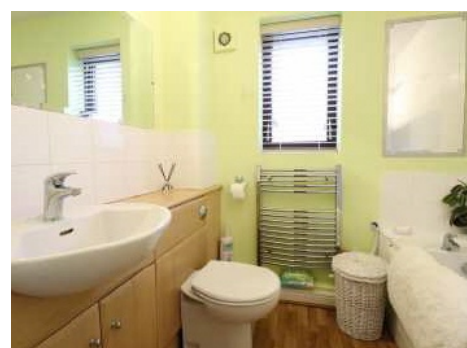
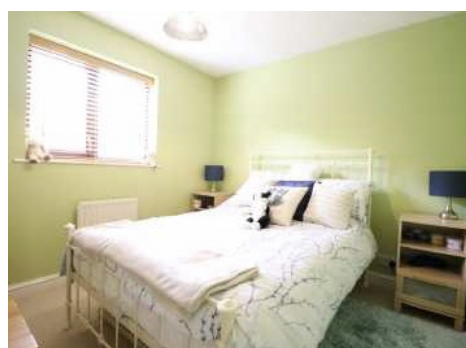
Currently accessed from the main bedroom and used as a dressing room, however originally a fourth bedroom - which could be reinstated by closing the archway between bedroom one - and re-inserting a doorway from the landing. Fitted with a range of matching bedroom furniture to include a single wardrobe, triple wardrobe, half height double wardrobe and dressing table with drawers and with Upvc double glazed window to front aspect with single panel radiator under

Bedroom Two 10'5" max x 9'0" (3.18m max x 0.23m)

A double room with Upvc double glazed window to rear aspect with single panel radiator under

Bedroom Three 13'7" x 7'10" (4.14m x 2.39m)

Another double bedroom benefitting from a dual aspect with Upvc double glazed windows to both the front and rear



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aspects, double panel radiator

Bathroom 7'1" x 6'1" (2.16m x 1.85m)

Fitted with a three piece suite comprising of a panel bath with tiled surround, glass shower screen and Mira electric shower and a vanity unit with tiled surround and storage cupboards and running along one wall with inset wash hand basin with chrome mixer tap and concealed cistern WC, shaver point, chrome heated towel rail, wood effect flooring, frosted Upvc double glazed window to rear aspect with tiled sill

Outside

Front

A block paved pathway leads to the front door of the house with lawned area to one side with planted shrubs and flowers and

a tarmac driveway to the other side providing off road parking with timber access gate leading to the rear garden and access to :-

Single Garage 19'5" x 8'1" (5.92m x 2.46m)

With metal up an over door to the front, Upvc double glazed door giving access to the rear garden and a white panel door giving access to the kitchen. Power and light connected, space and plumbing for washing machine, wall mounted Worcester gas central heating boiler fitted in 2019.

Rear

A lovely rear garden which offers a high degree of privacy as it is not overlooked from the rear and benefits from a South Westerly aspect. Low maintenance with a paved patio area running across the back of the house, with the remainder being laid with artificial grass. Enclosed to all sides by timber fencing, with timber access gate to the front driveway, outside lighting and outside tap

**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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