



*** BEAUTIFULLY PRESENTED
DETACHED FAMILY HOME ***
FOUR DOUBLE BEDROOMS ***
REFITTED KITCHEN *** VIEWING
RECOMMENDED ***

An internal inspection is highly recommended of this beautifully presented FOUR DOUBLE BEDROOM detached family home POSTIONED AT THE END OF A CUL-DE-SAC of all detached homes. Once inside the property benefits from a 15'1" LOUNGE, SEPARATE DINING ROOM, downstairs cloakroom and REFITTED KITCHEN AND UTILITY completed in 2016, whilst the first floor offers four double bedrooms with ENSUITE TO MASTER. The gardens to both FRONT AND REAR ARE OF GOOD SIZE with a large block paved driveway and single garage. Further benefits include UPVC DOUBLE GLAZED WINDOWS AND DOORS AND UVPC FASCIAS AND SOFFITS. Fast Find - 12326, Energy Rating - D



fast find
12326

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22 photos available
on our **Website**



2 floorplans available
on our **Website**

£289,950

24 Iron Duke Close, DAVENTRY

Entered

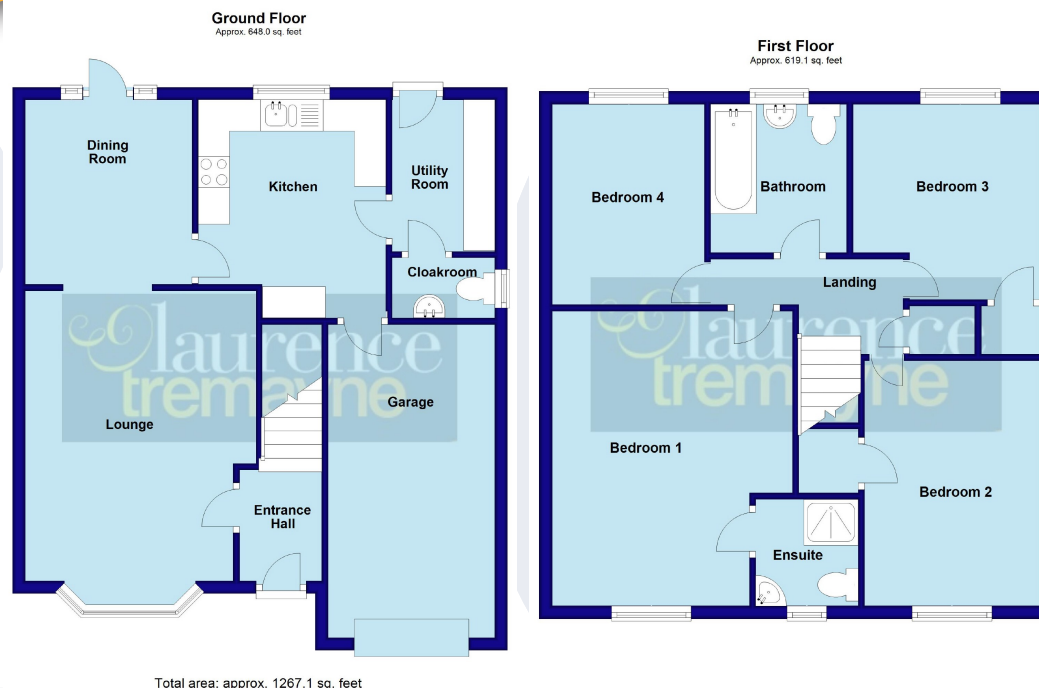
Via a replacement double glazed composite door set back under a tiled canopy storm porch with dwarf walling and decorative pillar to one side and outside courtesy light into:

Entrance Hall 5'10" to stairs x 3'10"
(1.78m to stairs x 1.17m)

Foot of stairs rising to first floor, hanging space for coats, white panel door to:

Lounge 16'10" into bay x 12' max
(5.13m into bay x 3.66m max)

A good size room given added character by a walk in bay to the front aspect with Upvc double glazed window, finished with coved ceiling, two double panel radiators, 5'6" walkway through to:



Total area: approx. 1267.1 sq. feet

Dining Room 9'8" x 8'8" (2.95m x 2.64m)

Positioned between the lounge and kitchen, the dining room has a Upvc double glazed door with full length windows either side leading out onto the patio, again finished with coved ceiling, single panel radiator, door to:

Kitchen 11'4" reducing to 9'8" x 9'10" (3.45m reducing to 2.95m x 3.00m)

A beautifully presented room that has been fitted with a replacement kitchen in 2016 comprising of a range of both base and eye level units with complementary work surfaces fitted to three sides. Within the base units is a built in dishwasher, a drawer stack and an inset halogen hob with stainless steel splashback and stainless steel and curved glass canopy extractor fan over. On the adjacent wall is a built in stainless steel eye level double oven and built in microwave. Inset stainless steel one and a

half bowl square single drainer sink unit with swan neck mixer tap over. Finished with tiled floor, complementary upstands, Upvc double glazed window to rear aspect overlooking the garden, double panel radiator, personnel door through to garage, white panel door to:

Utility Room 8' x 5'3" (2.44m x 1.60m)

Fitted with matching base and eye level units and matching work surface with upstand, continuation of tiled floor from kitchen, space and plumbing for washing machine, space for tumble dryer, space for full height fridge/freezer, extractor fan,

single panel radiator, Upvc double glazed door opening to the garden, white panel door to:

Downstairs Cloakroom 5'3" x 3'2" (1.60m x 0.97m)

Fitted with a two piece suite comprising of close coupled WC and pedestal wash hand basin with tiled splash back. Once again a continuation of the tiled floor, Upvc double glazed window to side aspect, single panel radiator.

Landing 11'2" x 5'9" reducing to 2'10" (3.40m x 1.75m reducing to 0.86m)



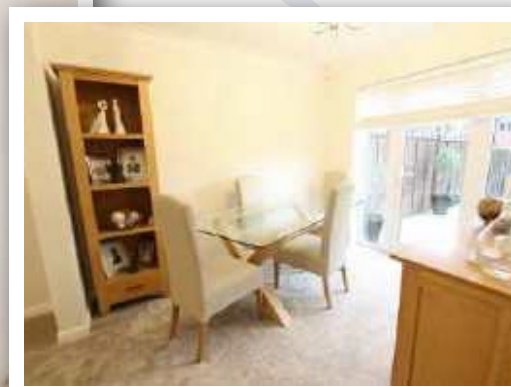
A central landing with an area of white spindled balustrade at the head of the stairs to one side, white panel doors to all upstairs accommodation, airing cupboard housing hot water cylinder, access to loft.

Master Bedroom 15'1" x 12'3" max (4.60m x 3.73m max)

A beautifully presented and good size master bedroom, Upvc double glazed window to front aspect with single panel radiator under, ample space for wardrobes, white panel door to:

Ensuite 5'5" x 5'1" (1.65m x 1.55m)

Fitted with a three piece suite comprising of a corner shower cubicle with twin sliding glass doors, pedestal corner wash hand basin with tiled splashback and close coupled WC, Upvc double glazed window to front aspect, double panel radiator, shaver point, extractor fan.



Bedroom Two 12'1" x 8'9" (3.68m x 2.67m)

Upvc double glazed window to front aspect with a double panel radiator under, white panel door to built in cupboard over stair bulkhead.

Bedroom Three 10'1" x 10' max reducing at one corner (3.07m x 3.05m max reducing at one corner)

Upvc double glazed window to rear aspect with single panel radiator under, white panel door to built in wardrobe to one corner.

Bedroom Four 10'1" x 7'1" (3.07m x 2.16m)

A fourth double bedroom with Upvc double glazed window to rear aspect with a single panel radiator under.

Family Bathroom 6'10" x 6'3" (2.08m x 1.91m)

A lovely room which is fitted with a three piece suite comprising of panel bath with built in shower over and glass shower



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screen, wash hand basin and close coupled WC, full tiling to bath area and further tiling to one wall, single panel radiator, extractor fan, shaver point, Upvc double glazed window to rear aspect.

Outside

Front:

A very good size frontage which has a good size block paved driveway providing side by side parking for two larger cars or four small cars. A good size lawn to one side which could provide further parking if required with a broken slate border either side. Majority enclosed by wrought iron fencing to one side and partial front boundary and timber picket fencing to the other side where there is a pathway leading to the gated access to rear.

Single Garage 17'3" x 8'8" (5.26m x 2.64m)

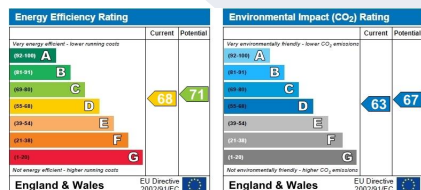
An integral garage fitted with an up and over door, personnel door to kitchen. To one corner is a wall mounted gas boiler, power and lighting connected.

Rear:

Mainly laid to lawn with a slabbed patio directly behind the dining room and slabbed pathway continuing across the rear of the house leading to the utility room and continuing down one side which is majority paved and provides an ideal bin storage area. Around the lawn is a gravelled boundary providing a seating area to the bottom corner. Fully enclosed by close board timber fencing, outside tap, outside lighting.

AGENTS NOTES:

The exterior of the property is finished with white Upvc fascias and soffits for reduced level maintenance.



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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