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Willow Brook  
Daventry  
Northamptonshire, NN11 4FU  
**£315,000** Semi Detached



**Platinum Trusted  
Service Award**  
Based on service ratings  
over the past year



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry  
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THIS BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED HOME OFFERS ELEGANT, CONTEMPORARY FAMILY LIVING ARRANGED OVER THREE THOUGHTFULLY DESIGNED FLOORS. BUILT JUST OVER FIVE YEARS AGO, THE HOME COMBINES MODERN CONSTRUCTION WITH REFINED INTERIORS, FINISHED TO A HIGH STANDARD THROUGHOUT AND READY FOR IMMEDIATE OCCUPATION.

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#### GROUND FLOOR

- HALLWAY
- WC
- OPEN PLAN LOUNGE/KITCHEN AREA

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#### FIRST FLOOR

- BEDROOM (EN-SUITE)
- BEDROOM
- BEDROOM/OFFICE
- BATHROOM

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#### SECOND FLOOR

- BEDROOM
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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN





## THE PROPERTY

This beautifully presented four bedroom semi detached home offers elegant, contemporary family living arranged over three thoughtfully designed floors. Built just over five years ago, the home combines modern construction with refined interiors, finished to a high standard throughout and ready for immediate occupation.

The ground floor welcomes you with a bright and inviting entrance hall, a stylish guest WC, and a sleek, fully integrated kitchen designed with both practicality and aesthetics in mind. To the rear, a generous through lounge and dining area forms the heart of the home - an ideal space for family life and entertaining - bathed in natural light and seamlessly connecting to the garden.

The first floor is home to the elegant main bedroom, complete with a private en-suite shower room, alongside two further well-proportioned bedrooms, perfect for children, guests, or a home office. A contemporary family bathroom serves this level, finished with modern fittings and a calm, refined design.

The second floor features an impressive 16ft bedroom, offering a versatile retreat ideal as a guest suite, teenager's room, or additional living space, complemented by a useful storage cupboard.

Externally, the property benefits from two allocated parking spaces to the front. To the rear, the enclosed garden has been designed for both relaxation and family enjoyment, featuring a patio entertainment area ideal for outdoor dining and a well maintained lawn, perfect for children and summer gatherings.

We have been advised of the following:

Freehold Communal/Green Area Contribution: £95 every 6 months.

This information would need to be verified by your chosen legal representative.

EPC Rating: B. Council Tax Band: C





## MATERIAL INFORMATION

|                      |  |
|----------------------|--|
| Type                 | Semi Detached  |
| Age/Era              | Ask Agent  |
| Tenure               | Freehold   |
| Ground Rent          | Ask Agent  |
| Service Charge       | Ask Agent  |
| Council Tax          | Band C   |
| EPC Rating           | B  |
| Electricity Supply   | Mains  |
| Gas Supply           | Mains  |
| Water Supply         | Mains  |
| Sewerage Supply      | Mains  |
| Broadband Supply     | Ask Agent  |
| Mobile Coverage      | Depends on provider  |
| Heating              | Gas Central Heating  |
| Parking              | Allocated  |
| EV Charging          | Ask Agent  |
| Accessibility        | Ask Agent  |
| Coastal Erosion Risk | Ask Agent  |
| Flood Risks          | Has not flooded in the last 5 years, No flood defences           |
| Mining Risks         | Ask Agent  |
| Restrictions         | Ask Agent  |
| Obligations          | No restrictions, No private right of way, No Public right of way |
| Rights and Easements | Ask Agent  |

## LOCATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I, which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features, including the ironstone-built 18th-century church and Moot Hall, and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside these. Daventry offers schooling at both primary and secondary levels, as well as a leisure centre, library, dentist, GP surgeries, optician, and hospital facilities. Transport links are excellent due to its close proximity to two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury Road, as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

## AGENTS NOTES

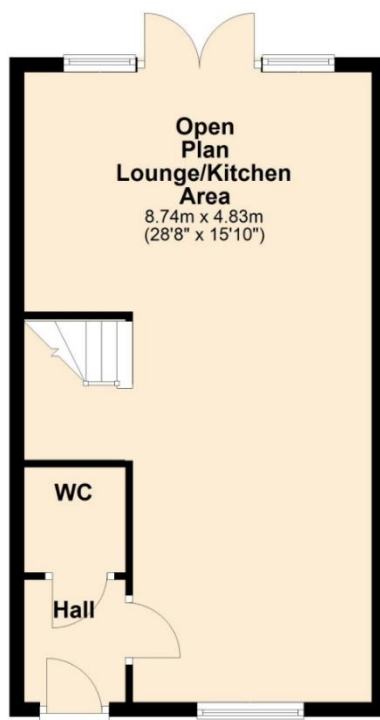
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

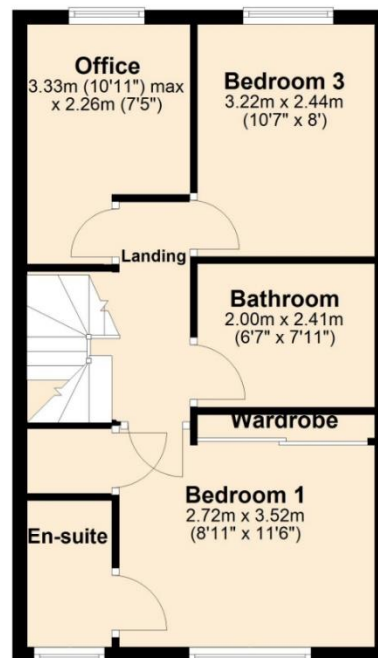
### Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



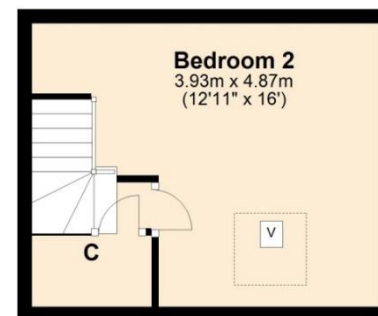
### First Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



### Second Floor

Approx. 19.0 sq. metres (204.2 sq. feet)



Total area: approx. 114.5 sq. metres (1232.2 sq. feet)