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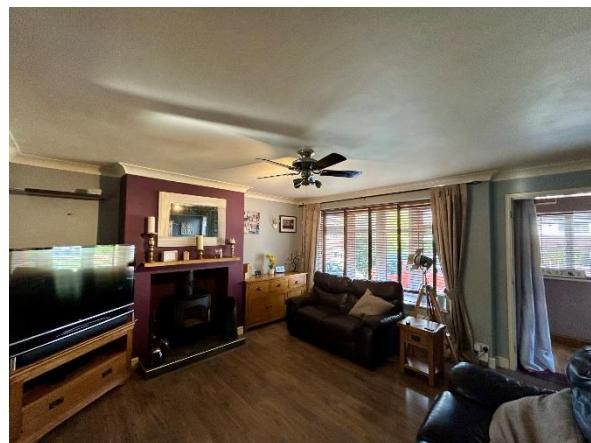
Sunningdale Drive, Daventry
Daventry
Northamptonshire, NN11 4NZ

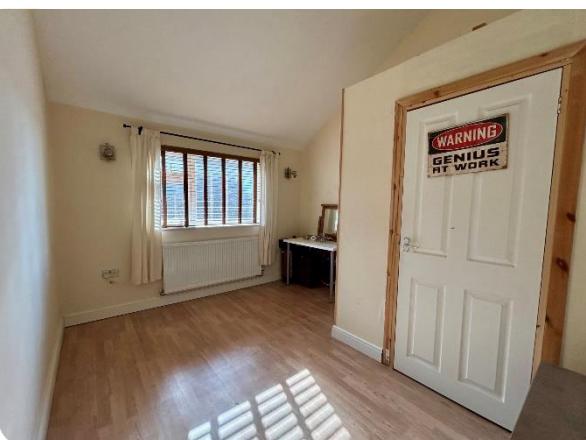
£310,000 Semi Detached



Department: Sales

Tenure: Freehold





Property Summary

Introducing this well presented four bedroom property, located in the popular Borough Hill area, Daventry.

Features & Utilities

- ✓ NO ONWARD CHAIN
- ✓ Four Bedrooms
- ✓ Semi-Detached
- ✓ Garage & Off Road Parking
- ✓ Extended
- ✓ En-suite to main bedroom
- ✓ Utility Room
- ✓ Downstairs WC
- ✓ 19 Foot Lounge
- ✓ Enclosed Rear Garden

Property Overview

**** No onward chain ****

Introducing this well presented four bedroom property, located in the popular Borough Hill area, Daventry. The property benefits from an integrated garage, driveway and spacious accommodation throughout. Other highlights include an 19ft+ living room, utility room and an ensuite to the main bedroom. Full accommodation comprises entrance porch, living room, kitchen/dining room, utility room, WC, four double bedrooms, en-suite and a family bathroom. Outside the rear garden is fully enclosed and low maintenance with patio and slate sections. To the front is a driveway servicing the garage and mainly laid to lawn. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE HALL

Access via uPVC double glazed front door. uPVC double glazed window to front elevation. Radiator. Laminate flooring. Access to lounge.

LOUNGE 4.06m x 5.95m (13'4" x 19'6")

Stairs rising to first floor. uPVC double glazed bay window to front elevation and single uPVC double glazed window to front elevation. Radiator. Log burner. Understairs storage. Laminate flooring. Access to kitchen/dining room.

KITCHEN/DINING ROOM 3.10m x 5.05m (10'2" x 16'7")

Two uPVC double glazed window to rear elevation. uPVC double glazed stable style door to rear elevation. Radiator. A range of wall mounted and base units with solid wood worksurface. Full height tiling and tiled floor. Gas hob. Extractor hood. Access to utility room.

UTILITY 2.24m x 3.28m (7'4" x 10'9")

uPVC double glazed window to rear elevation. uPVC double glazed single door to rear elevation. Radiator. Tiled flooring. Wall mounted and base units with solid wood work surface over. Belfast sink with stainless steel mixer tap. Access to WC and rear access to garage.

WC

uPVC obscure double glazed window to side elevation. Radiator. Wall mounted wash hand basin. Low level WC. Tiled flooring.

FIRST FLOOR LANDING

Laminate flooring. Access to all bedrooms and bathroom. Storage cupboard.

BEDROOM ONE 3.99m x 3.02m (13'1" x 9'11")

uPVC double glazed window to front elevation. Radiator. Access to en-suite.

EN-SUITE 1.98m x 1.96m (6'6" x 6'5")

uPVC obscure double glazed window to front elevation. Heated towel rail. Large walk in shower cubicle. Full height tiling. Wash hand basin in vanity unit. Low level WC.

BEDROOM TWO 3.43m x 2.44m (11'3" x 8')

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.53m x 3.23m (11'7" x 10'7")

uPVC double glazed window to rear elevation. Laminate flooring. Vaulted ceiling.

BEDROOM FOUR 3.63m x 3.20m (11'11" x 10'6")

uPVC double glazed window to front elevation. Laminate flooring. Vaulted ceiling.

BATHROOM 1.88m x 2.46m (6'2" x 8'1")

Obscure uPVC double glazed window to rear elevation. Low level WC. Pedestal wash hand basin. Heated towel rail. Bath with shower over. Full height tiling.

OUTSIDE

FRONT

Mainly laid to lawn. Bordered with brick wall. Concrete driveway leading to garage.

REAR

Low maintenance rear garden comprising of tiered composite decking area. Small patio area. Raised planters and two large slatted areas. Enclosed with wood fencing panels and side access gate to footpath.

GARAGE 5.29m x 3.28m (17'4" x 10'9")

Folding door. Door leading to utility room.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

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 - Ask Agent
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 - Parking, Allocated
EV Charging - Ask Agent
Accessibility - Ask Agent
Coastal Erosion Risk - Ask Agent
Flood Risks - Has not flooded in the last 5 years
Mining Risks - Ask Agent
Restrictions - Ask Agent
Obligations - Ask Agent
Rights and Easements - Ask Agent

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





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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