

Daventry

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Offices also located in Northampton

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8 Hertford Court, Daventry  
Northamptonshire NN11 4TR

£340,000



Access to the property is gained via an obscure double glazed door into the entrance hall -

#### ENTRANCE HALL -

Stairs rising to first floor. Under stairs storage space (ideal for a desk). Doors to the kitchen, lounge and cloakroom. Single panel radiator.

#### CLOAKROOM

Obscure double glazed window to front aspect. Low level WC. Wall mounted hand wash basin with tiled splash backs. Single panel radiator.

#### LOUNGE/DINER

##### LOUNGE AREA

13'5 x 11'

Double glazed window to front aspect. Feature fireplace with gas fire. Single panel radiator. Walkway through to dining room .

##### DINING AREA

11' x 7'10

Double glazed patio door to rear garden. Single panel radiator.

#### KITCHEN

9'5 x 8'9

Double glazed window to the rear aspect. Fitted in a range of wall and base mounted units with roll top work surfaces over. Sink drainer unit with mixer tap over. Space which may be suitable for a cooker. Walkway through to utility room.

#### UTILITY ROOM

9'4 x 4'9

Double glazed window to rear aspect. Obscure double glazed window to side aspect. Space which may be suitable for white goods. Obscure double glazed door to the side aspect.

#### LANDING

Access to roof space. Doors to all bedrooms and bathroom.

#### BEDROOM ONE

14'9 x 9'4

Double glazed window to rear aspect. Single panel radiator. Walk in en-suite area.

#### EN-SUITE

Shower cubicle. Wash hand basin with electric shaver point.

#### BEDROOM TWO

11'11 x 8'5

Double glazed window to front aspect. Single panel radiator.

#### BEDROOM THREE

10'11 x 8'

Double glazed window to front aspect. Single panel radiator.

#### BEDROOM FOUR

8'4 x 7'11

Double glazed window to front aspect. Single panel radiator. Laminate style flooring. Cabin bed with storage space.

#### BATHROOM

Obscure double glazed window to rear aspect. Heated towel rail. Enclosed panel bath. Pedestal wash hand basin.

#### OUTSIDE

The front garden -

Extensive driveway with access to a single garage.

Garage - Up and over door, power and light connected.

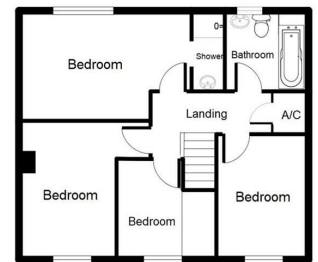
#### The rear garden -

Enclosed by timber panel fencing with patio area. To both sides the property boasts excellent storage spaces by means of lockable timber sheds which run the entire depth of the property. Both sheds are accessible from both the front and rear garden and the shed on the garage side also provides a courtesy door to the utility room as well as power and light.

PLEASE NOTE : CURRENT COUNCIL TAX BAND IS D.



Ground Floor  
APPROX GROSS INTERNAL FLOOR AREA: 108 sq. m / 1158 sq. ft



First Floor



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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.