

Daventry

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**51 Buttercup Drive, Daventry
NN11 4FW**

Guide price £525,000



The 'Cotham' is an outstanding FIVE BEDROOM detached family home, expertly built by Avant Homes, offering spacious and versatile accommodation, an integral DOUBLE GARAGE, and a superb layout perfectly suited to modern family living.

Designed with both style and practicality in mind, the property boasts FOUR GENEROUS DOUBLE BEDROOMS and a further well-proportioned single bedroom, providing flexible space for growing families, guests, or home working. Two of the double bedrooms benefit from contemporary EN-SUITE SHOWER ROOMS, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring elegant full-height tiling.

The true focal point of the home is the impressive open-plan kitchen, dining and family room. Enhanced by a number of upgrades, the contemporary kitchen features PREMIUM GRANITE WORK SURFACES, a range of integrated appliances, two built-in ovens including a steam oven, and an abundance of storage, making it an ideal space for both keen cooks and family life. This exceptional living area is flooded with natural light thanks to the striking full-height BI-FOLD DOORS, which open seamlessly onto the beautifully positioned SOUTH FACING REAR GARDEN, creating the perfect environment for entertaining and enjoying outdoor living throughout the day.

Further enhancing the ground floor accommodation is a separate utility room, a convenient cloakroom/WC, and direct access to the integral double garage.

Built by the award-winning developer Avant Homes, 'Cotham' showcases the contemporary design, high specification and thoughtful layouts for which the builder is renowned.

Offered to the market with NO UPPER CHAIN, this superb home presents a fantastic opportunity for buyers seeking a spacious, high-specification family property. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this impressive home has to off



GROUND FLOOR

Live	6.39m ² x 6.36m ²	17'8" x 17'7"
Live-Eat	3.10m ² x 3.35m ²	10'2" x 11'0"
Relax	3.02m ² x 4.80m ²	9'11" x 15'9"
WC	1.70m ² x 1.65m ²	5'7" x 5'5"
Utility	1.75m ² x 1.85m ²	5'9" x 6'1"
Garage	6.49m ² x 8.01m ²	18'0" x 19'9"

- * Maximum dimensions
- ** Including bay
- † Including shower

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



FIRST FLOOR

Bedroom 1	4.02m ² x 4.33m ²	13'2" x 14'2"
Shower 1	2.83m ² x 1.42m ²	9'3" x 4'6"
Bedroom 2	4.19m ² x 3.18m ²	13'9" x 10'5"
Shower 2	1.21m ² x 2.30m ²	4'0" x 7'7"
Bedroom 3	4.24m ² x 2.76m ²	13'11" x 9'1"
Bedroom 4	4.10m ² x 2.72m ²	13'5" x 8'11"
Bedroom 5	2.31m ² x 2.72m ²	7'7" x 8'11"
Bathroom	2.98m ² x 1.70m ²	9'9" x 5'7"



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.