



**28 Hopton Close, Daventry
NN11 0GF**

£225,000



Situated on a quiet no-through road within the highly desirable 'Lang Farm' development, this well-presented two-bedroom terraced home offers modern and comfortable living in a fantastic location.

The accommodation comprises an entrance hallway, cloakroom, a modern fitted kitchen, a spacious lounge, and a UPVC conservatory, providing additional versatile living space. Upstairs, there are two generous double bedrooms and a well-appointed bathroom.

Externally, the property boasts a low-maintenance rear garden with a high degree of privacy, a small frontage, and allocated parking for two vehicles. Further benefits include UPVC double glazing throughout and gas radiator central heating.

This superb home is ideal for first-time buyers, downsizers, or investors. Viewing is highly recommended!

Accommodation:

ENTRANCE HALL

Welcoming entrance hall with stairs leading to the first-floor landing, featuring white spindle balustrades and handrail. A useful under-stairs storage cupboard provides additional space, while wood-effect laminate flooring enhances the modern feel. Additional benefits include a telephone point, thermostat control, and smoke alarm. The hall provides access to the kitchen and lounge, with a white panel door leading to additional accommodation.

KITCHEN 10'2 x 6'11 (3.12m x 2.13m)

A modern fitted kitchen with a range of eye-level and drawer-line base units, rolled edge work surfaces, and tiled splashbacks. The kitchen includes a 'Stoves' double electric oven, induction hob, and concealed 'Zanussi' extractor fan, plus space and plumbing for a washing machine, fridge, and freezer. A stainless steel single drainer sink with a swan neck mixer tap sits beneath a UPVC double-glazed window, and the Worcester gas central heating boiler is neatly housed in an eye-level unit. Finished with vinyl flooring.

LOUNGE 14'11 x 13'5 max, 74 min 2.24m x 4.55m

A spacious and inviting reception room featuring a quarry-tiled hearth with a decorative wooden surround, ideal for an electric fire. The room benefits from wood-effect laminate flooring, a telephone point, two single panel radiators, and a UPVC double-glazed window to the rear aspect. French-style patio doors open onto the rear garden.

CONSERVATORY 12'9 x 11'5(3.9m x 3.48m)

A versatile and useful addition to the home, constructed with UPVC double glazing on brick walling and topped with a polycarbonate pitched roof. This bright and airy space benefits from a single panel radiator, tiled flooring, and UPVC double-glazed French doors opening directly onto the rear garden, making it an ideal spot for relaxation or entertaining.

CLOAKROOM

Fitted with a modern white two-piece suite, comprising a low-level push flush WC and a wash hand basin with chrome mixer tap, set onto a vanity unit with a storage cupboard underneath. Additional features include a tiled splashback, single panel radiator, extractor fan, and vinyl flooring for easy maintenance.

LANDING

An L-shaped landing with spindled balustrades and handrail, providing access to all upstairs accommodation. Features include a single panel radiator, airing cupboard, smoke alarm, and access to a boarded loft with fitted loft ladder.

BEDROOM ONE 11'1 x 9'3 (3.4m to front of wardrobe x 2.82m max)

A generously sized double bedroom with a built-in double wardrobe, TV and telephone points, a UPVC double-glazed window to the rear aspect, and a single panel radiator.

BEDROOM TWO 9'10 x 9'3 (3.02m x 2.84m)

A second double bedroom featuring a useful alcove over the stairs (3'4" x 2'10"), perfect for additional wardrobe space. A UPVC double-glazed window to the front aspect with a single panel radiator underneath.

BATHROOM

Fitted with a modern white three-piece suite, including a low-level WC, pedestal wash hand basin with Victorian-style taps, and a shower bath with a curved shower screen, Victorian-style taps, and a chrome mains shower over. The bathroom is fully tiled and benefits from wood-effect vinyl flooring, a chrome heated towel rail, an extractor fan, and inset spotlights.

OUTSIDE

Front Garden & Parking

A low-maintenance front garden with decorative grey slate and a small paved pathway leading to the front door. Opposite the property, there is a parking area with two allocated spaces.

REAR GARDEN

Designed for low-maintenance outdoor living, the rear garden offers a high degree of privacy with no direct overlooking. Featuring an artificial lawn with a central paved pathway edged with timber sleepers, leading through a timber-framed arch with planters to a decked patio area with a garden shed. The garden is fully enclosed by timber fencing.

This beautifully presented home is ideal for first-time buyers, downsizers, or investors looking for a fantastic property in a prime location. Viewing is highly recommended!

