

Daventry

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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, 7'4 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!



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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.