

Daventry

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14 Park Leys, Daventry

NN11 4AS

£350,000



Stonhills are thrilled to offer this exceptionally well-presented three-bedroom detached home, perfectly positioned within walking distance of the town centre. Situated on the popular 'Park Leys' this extended property delivers impressive space, flexible living, and modern family conveniences throughout.

The ground floor has been cleverly extended to create light-filled, flowing living areas, including two generous reception rooms and a contemporary refitted kitchen with integrated appliances, complemented by a practical utility room-ideal for busy family life. A versatile home office/study with French doors to the garden adds even more options, whether for working from home, hobbies, or extra living space.

Upstairs, all three bedrooms are generously proportioned, with the master featuring a modern en-suite bathroom, while the stylish family shower room and separate cloakroom complete the first-floor accommodation.

The private rear garden is perfect for entertaining, relaxing, or safe family play, while the front offers driveway parking for two vehicles.

This is a home that effortlessly combines space, style, and versatility in a sought-after location-perfect for families looking to move straight in and enjoy all it has to offer. Early viewing is strongly recommended.

#### Entrance Hallway

4.72m x 1.65m

A welcoming and generously sized central hallway featuring attractive wood-effect flooring, a double panel radiator, and stairs rising to the first-floor landing with open storage beneath. Doors lead to all ground floor accommodation.

#### Dining Room

4.75m x 3.02m

A bright and versatile reception space with wood-effect flooring, a charming feature chimney breast with inset arch and display shelf, coving to ceiling, and a large UPVC double-glazed window to the front aspect. Radiator. An open archway leads directly into the kitchen.

#### Kitchen

5.16m x 1.85m

Stylishly refitted with a modern range of soft-close eye and base level units complemented by solid block worktops and tiled splashbacks. Includes spaces for a range-style cooker with a stainless steel and glass extractor hood, a slimline dishwasher, and a full-height fridge/freezer. An inset stainless steel sink with swan neck mixer tap sits beneath a front-facing UPVC double-glazed window, with a further glazed door opening to the rear garden. Additional features include a tall vertical radiator and coving to ceiling.

#### Lounge

5.72m x 4.57m

A superb extended family space, beautifully presented with continued wood-effect flooring, three wall light points, two double panel radiators, and wide UPVC double-glazed sliding patio doors that open out to the rear garden—perfect for entertaining and relaxed living.

#### Study

2.5m x 2.18m

A versatile room currently used as a home office, featuring inset spotlights, a double panel radiator, and UPVC double-glazed French doors opening to the rear garden—ideal for working from home or as a hobby space.

#### Utility Room

4.37m x 2.29m (max)

A spacious and practical utility area fitted with eye and base level units, rolled edge worktops, and an inset stainless steel sink with mixer tap. With plumbing for a washing machine, space for an additional fridge/freezer, a tall vertical radiator, and access to both the cloakroom and garage, plus a glazed door leading to the study.

#### Cloakroom

Fitted with a modern white two-piece suite comprising a push-flush WC and wash hand basin with tiled splashback, complemented by inset spotlights.

#### Garage

3.70m x 2.44m

With a metal up-and-over door, power and lighting connected, and internal door access to the utility room.

#### Landing

With access to loft space, smoke alarm, and airing cupboard housing a Viessmann gas combination boiler (installed April 2021 with the remainder of a 10-year guarantee). Doors to all upstairs rooms.

#### Bedroom One

4.90m x 3.00m

A spacious principal bedroom featuring wood-effect flooring, coving to ceiling, UPVC double-glazed window overlooking the rear garden, and single panel radiator.



Total Area: 134.0 m<sup>2</sup> ... 1442 ft<sup>2</sup>



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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.