

Daventry

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stonhills.co.uk



9 Chartwell Close, Daventry

NN11 8AS

£310,000



Stonhills are pleased to offer this superbly presented three storey three/four bedroom semi detached property situated in a cul de sac location with views to the rear across 'Drayton Reservoir.' This spacious property has flexible accommodation throughout with features to include a ground floor STUDY/BEDROOM FOUR, a great sized kitchen/dining room with BUILT IN APPLIANCES and plenty of room for a DINING TABLE and CHAIRS, lounge to the first floor with 'Juliet' style balconies providing views across 'Drayton Reservoir', master bedroom with en-suite shower room, an enclosed low maintenance rear garden with a raised seating area, a driveway providing off road parking, and a single garage in a block opposite the property.

The accommodation briefly comprises of entrance hall, study/bedroom, cloakroom/WC, kitchen/dining room, first floor landing, lounge, bedroom, second floor landing, master bedroom with en suite shower room, a further bedroom, and family bathroom.

Access to the property is gained via a timber door into entrance hall.

#### ENTRANCE HALL

Single panel radiator. Stairs rising to first floor landing. Doors to bedroom four/study, kitchen/diner and cloakroom. Ceramic tiled flooring. Coving to ceiling.

#### DOWNSTAIRS CLOAKROOM

Low level WC. Pedestal wash hand basin with tiled splash backs. Single panel radiator. Ceramic tiled flooring. Inset ceiling spotlights.

#### KITCHEN/DINER

15'8 X 12'4

A great size room with plenty of space for a f4 - 6 seater dining table....

Double glazed window to rear aspect. Double panel radiator. Half panel double glazed door to rear garden. Inset ceiling spotlights. Fitted in a range of wall and base mounted units with display cabinets. Roll top work surfaces. Sink drainer unit with mixer tap over. Integrated 'Hotpoint' dishwasher, fridge/freezer and washing machine. Six ring 'Cannon' range cooker with extractor fan over. Ceramic tiled flooring.

#### BEDROOM FOUR/STUDY

8'4 X 8'3

Double glazed window to front aspect. Single panel radiator. Storage cupboard. Coving to ceiling. Laminate style flooring. Telephone point.

#### FIRST FLOOR

##### LANDING

Stairs rising to second floor landing. Doors to lounge, bedroom three and airing cupboard. Coving to ceiling.

##### LOUNGE

15'7 X 12'4

Two double glazed 'French' style doors to the rear with 'Juliette' style balcony overlooking the SAILING CLUB. Two single panel radiators. THE FOCAL POINT is a SUPERB FEATURE FIREPLACE with INSET ELECTRIC FIRE. TV and telephone points.

#### BEDROOM THREE

12'4 X 8'

Two double glazed windows to the front aspect. Two single panel radiators. Coving to ceiling. Television point.

#### SECOND FLOOR

##### LANDING

Access to roof space. Doors to bedrooms one and two and family bathroom. Coving to ceiling.

#### BEDROOM ONE

12'5 X 11

Two double glazed windows to rear aspect overlooking the SAILING CLUB. Two built in double wardrobes with shelving and hanging rail. Two single panel radiators. Door to en-suite. Access to roof space. Coving to ceiling. Television point.

#### ENSUITE

Tiled shower cubicle. Low level WC. Pedestal wash hand basin. Electric shaver point. Heated towel rail. Ceramic tiled flooring. Inset ceiling spotlights.

#### BEDROOM TWO

12'5 X 9'

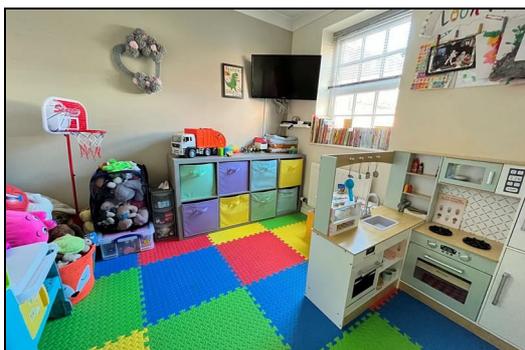
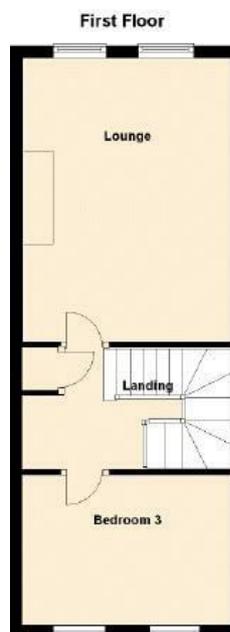
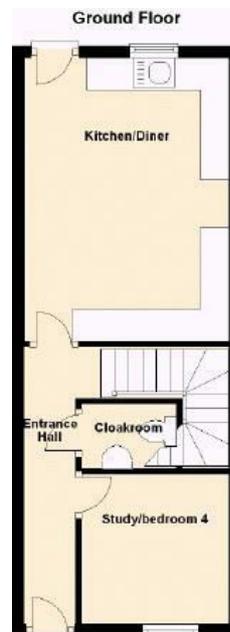
Two double glazed windows to the front aspect. Two single panel radiators. Built in double wardrobes. Television point.

#### BATHROOM

Low level WC. Pedestal wash hand basin. Heated towel rail. Panelled bath with shower screen and shower. Electric shaver point. Inset ceiling spotlights.

#### OUTSIDE

The front garden - Shrubs and laid to lawn. Pathway to the entrance door.



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.