

Daventry

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Offices also located in Northampton

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**22 Ennerdale Close, Daventry  
Northamptonshire NN11 9EF**

**Guide price £300,000**



Enter via an opaque UPVC double glazed entrance door into.....

**ENTRANCE PORCH**

UPVC double glazed window to the front aspect. Space for cloaks. Door to the entrance hall.

**ENTRANCE HALL**

Stairs ascending to the first floor accommodation. Built in cupboard. Doors to the lounge/diner and kitchen.

**LOUNGE/DINER**

25'4 x 11'11

UPVC double glazed window to the front garden. Coving to the ceiling. UPVC double glazed French doors to the rear garden. Door to the kitchen.

**KITCHEN**

14'4 x 7'10

UPVC double glazed window to the rear aspect. Comprises of a stainless steel drainer/sink unit with mixer tap over and built in unit under. Matching range of base, wall and drawer units. Roll edge work surfaces with tiling to splashbacks. Fitted extractor fan. Space for white goods. Warm air heating system. Opaque UPVC double glazed door to the side aspect.

**FIRST FLOOR LANDING**

UPVC double glazed window to the side aspect. Doors off to the first floor accommodation. Door to additional WC.

**BEDROOM ONE**

14'3 x 9'11

UPVC double glazed window to the front aspect.

**BEDROOM TWO**

10'2 x 8'7

UPVC double glazed window to the rear aspect. Built in cupboards to one wall.

**BEDROOM THREE**

7'11 x 9'3

UPVC double glazed window to the front aspect. Built in cupboard.

**BATHROOM**

Opaque UPVC double glazed window to the rear aspect. Comprises of a bath with separate fitted electric shower over and a pedestal wash hand basin. Tiling to splashbacks.

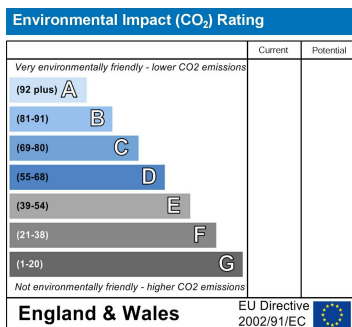
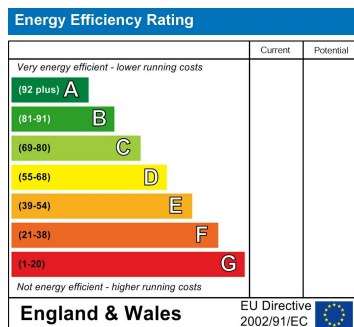
**SEPARATE WC**

Opaque UPVC double glazed window to the side aspect. Low level wc.

**OUTSIDE**

Benefits from a generous plot with well established gardens sweeping all around the property. The rear garden benefits from a southerly aspect and is not overlooked.

There is a block paved driveway leading to the single garage.



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.