



**9 Wadham Court, Daventry
NN11 4UA**

£347,500



A beautifully presented four-bedroom detached home, perfectly positioned on the sought-after Stefan Hill Development - just a short stroll from local amenities and Daventry town centre.

This stylish property offers a spacious and modern interior, ideal for family living. The recently redecorated lounge is finished in calming neutral tones and features a stunning media wall, creating a sleek and inviting space to relax. The adjoining dining area enjoys views of the garden and opens directly onto a generous patio via French doors - perfect for entertaining.

The well-equipped kitchen includes built-in appliances and offers plenty of storage, while a convenient cloakroom completes the ground floor.

Upstairs, the master bedroom benefits from a walk-in en-suite, and three further bedrooms provide excellent versatility. Bedroom three features fitted wardrobes and is currently used as a dressing room. A modern family bathroom serves the remaining bedrooms.

Outside, the rear garden is both private and practical, with a large patio area and lawn ideal for outdoor enjoyment. The front of the property offers a generous driveway providing ample off-road parking.

Additional features include gas central heating and double glazing throughout.

An ideal family home in a prime location - early viewing is highly recommended.

OFFERED FOR SALE WITH NO UPWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Ground Floor



First Floor

Total floor area 109.1 sq.m. (1,174 sq.ft.) approx

