

Daventry

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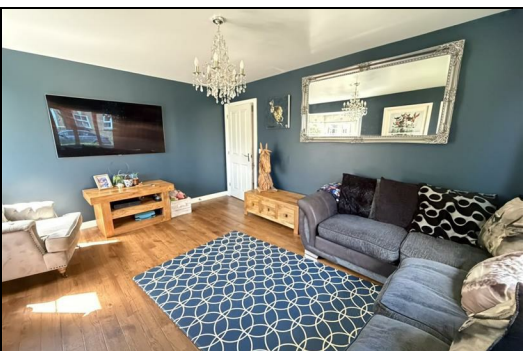
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30 Claydon Road, Daventry

NN11 8AZ

£375,000



Stonhills are delighted to offer for sale this modern and spacious four-bedroom detached family residence. Situated within the highly regarded Middlemore development, this home has been designed with family life in mind, offering a perfect balance of open-plan social spaces and private reception rooms.

#### The Ground Floor

Upon entering, you are greeted by a welcoming entrance hall that leads to the heart of the home. The ground floor accommodation is impressively versatile, featuring:

**Lounge:** A bright and comfortable space for relaxation.

**Study:** A dedicated quiet space, ideal for those working from home.

**Kitchen/Diner:** The standout feature of the property, this fantastic open-plan space boasts integrated appliances and ample room for dining. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

**Cloakroom:** A convenient guest WC.

#### The First Floor

The first-floor landing leads to four well-proportioned bedrooms and the family suite:

**Master Bedroom:** A spacious retreat featuring a private en-suite shower room.

**Three Further Bedrooms:** Generous rooms offering flexibility for children's rooms, guest stays, or hobbies.

**Family Bathroom:** A modern, well-appointed suite serving the additional bedrooms.

#### Exterior & Additional Features

**Gardens:** The property enjoys pleasant gardens, providing an ideal backdrop for outdoor entertaining.

**Garage & Parking:** To the side of the property is a driveway providing off-road parking, leading to a single garage.

**Efficiency:** The home benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

#### Location

Located on the popular Middlemore development, the property is ideally situated for local amenities, well-regarded schooling, and excellent transport links, while remaining close to the scenic reservoirs and country park.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

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

#### ENTRANCE HALL

Single panel radiator. Stairs rising to first floor landing. Doors to cloakroom, lounge, study, kitchen/diner and storage cupboard. 'Spacia' flooring.

#### CLOAKROOM

Obscure double glazed window to side aspect. Single panel radiator. Low level WC. Pedestal wash hand basin.

#### LOUNGE

16'4 x 11'11

Double glazed window to front aspect and double glazed bay window to side aspect. Double panel radiator. TV and telephone points. 'Spacia' flooring.

#### STUDY

7'10 x 6'8

Double glazed window to front aspect. Single panel radiator.

#### KITCHEN/DINER

#### KITCHEN AREA

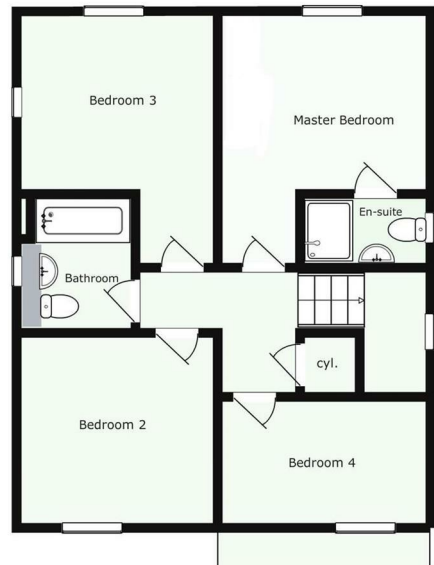
11'5 x 10'9

Double glazed window to rear aspect. Fitted in a modern range of wall and base mounted units with roll top work surfaces over. 1 1/4 sink drainer unit with mixer tap over. Built in double oven, hob and extractor fan. Integrated dishwasher and washing machine. Inset ceiling spotlights. 'Spacia' flooring

#### DINING AREA

11'9 x 9'1

Double glazed patio doors leading out onto the back garden. Double panel radiator. 'Spacia' flooring.



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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.