

Daventry

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Offices also located in Northampton

stonhills.co.uk



4 Magdalen Close, Daventry
NN11 4RF

£260,000



Stonhills are delighted to present this beautifully presented three-bedroom semi-detached home, ideally located on the ever-popular Stefen Hill development. Just a short walk from Daventry town centre and local amenities, this property is perfectly positioned for convenient family living.

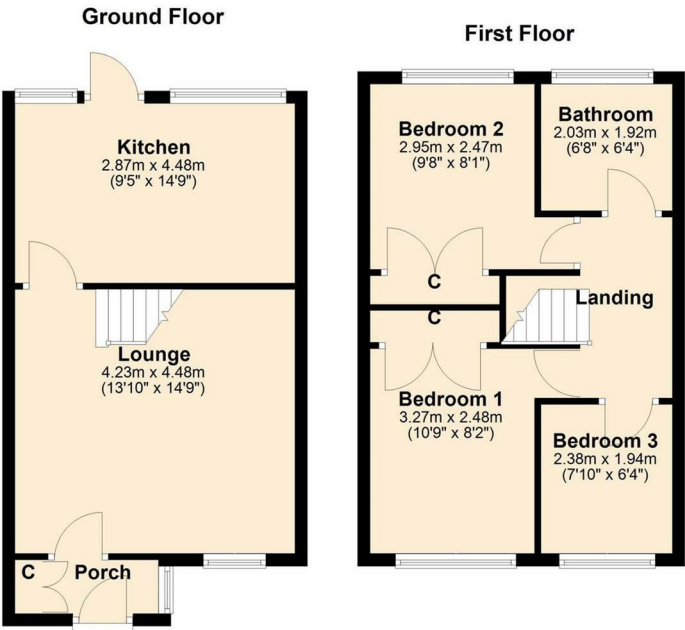
The accommodation comprises an entrance porch, a spacious lounge, and a modern kitchen/diner with built-in appliances. Upstairs, the landing gives access to three well-proportioned bedrooms and a family bathroom.

Outside, the rear garden is a real highlight - well maintained, not overlooked, and complete with a summer house, making it a fantastic space for relaxing or entertaining. To the front, there is driveway parking, and the property also benefits from a garage located in a nearby block to the side.

This home is immaculately presented and ready to move straight into - an excellent opportunity that's definitely worth viewing!
PLEASE NOTE: CURRENT COUNCILL TAX BAND IS B.

| 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 | |



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NAEA
ESTATE AGENTS

Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

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.