



**51 Buttercup Drive, Daventry  
NN11 4FW**

**Guide price £550,000**



The Cotham, is an exceptional five-bedroom family home featuring an integral double garage and beautifully designed, versatile accommodation throughout.

The property offers four generous double bedrooms, two of which benefit from stylish en-suite shower rooms, alongside a further well-proportioned single bedroom, making the layout ideal for growing families or those working from home. A contemporary family bathroom, finished with full-height tiling, serves the remaining bedrooms.

At the heart of the home is the impressive designer kitchen/family room, complete with a range of integrated appliances. This flows seamlessly into a spacious open-plan dining and living area, where full-height bi-fold doors open directly onto the rear garden, creating a fantastic space for everyday living and entertaining.

The ground floor is further enhanced by a separate utility room and a convenient cloakroom/WC, adding practicality to this stylish home.

The property is offered with NO UPPER CAHIN and a viewing is recommended to appreciate the accommodation on offer.

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



#### GROUND FLOOR

Live	6.39m <sup>2</sup> x 5.36m <sup>2</sup>	17'8" x 17'7"
Live - Eat	3.10m <sup>2</sup> x 3.30m <sup>2</sup>	10'2" x 11'0"
Relax	3.02m <sup>2</sup> x 4.80m <sup>2</sup>	9'11" x 15'9"
WC	1.70m x 1.66m	5'7" x 5'6"
Utility	1.75m x 1.86m	5'9" x 6'1"
Garage	5.49m x 6.01m	18'0" x 19'9"

\* Maximum dimensions  
\*\* Including bay  
† Including shower



#### FIRST FLOOR

Bedroom 1	4.02m <sup>2</sup> x 4.33m <sup>2</sup>	13'2" x 14'2"
Shower 1	2.83m <sup>2</sup> x 1.42m <sup>2</sup>	9'3" x 4'8"
Bedroom 2	4.19m x 3.18m	13'9" x 10'5"
Shower 2	1.21m <sup>2</sup> x 2.30m <sup>2</sup>	4'0" x 7'7"
Bedroom 3	4.24m x 2.78m	13'11" x 9'1"
Bedroom 4	4.10m x 2.72m	13'5" x 8'11"
Bedroom 5	2.31m x 2.72m	7'7" x 8'11"
Bathroom	2.96m <sup>2</sup> x 1.70m <sup>2</sup>	9'9" x 5'7"

