

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

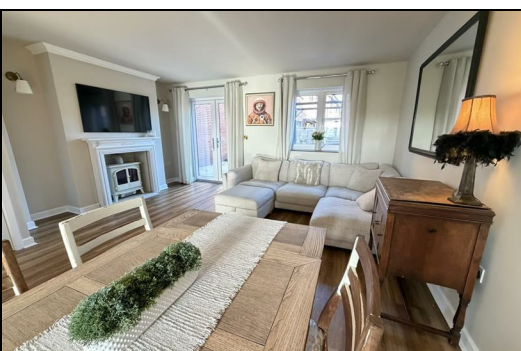
Offices also located in Northampton

stonhills.co.uk



20 Luffield Close, Daventry  
NN11 2AF

Guide price £325,000



Situated on the highly sought-after 'Monksmoor' development, Stonhills are delighted to present this immaculately presented four-bedroom family home, enjoying stunning open views across parkland and countryside to the front.

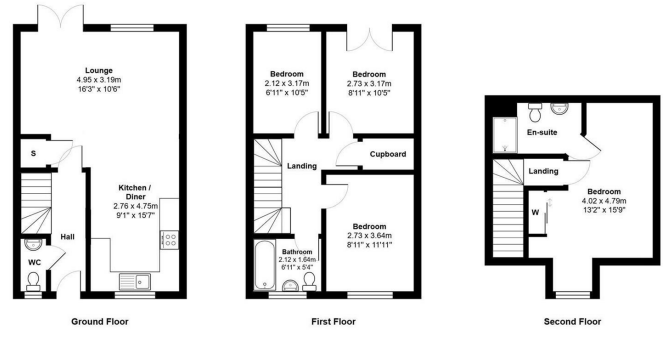
This superb property offers contemporary, versatile living, centred around a stylish open plan lounge/diner/kitchen fitted with a range of integrated appliances-perfect for modern family life and entertaining. The lounge area is enhanced by a striking feature fireplace/media wall, creating a real focal point to the space. There are also patio doors to the rear garden.

The well-proportioned accommodation comprises an inviting entrance hall, cloakroom, and the impressive open plan living area to the ground floor. To the first floor are three generous bedrooms, one of which benefits from a charming 'Juliette'-style balcony, along with a modern family bathroom. The top floor is dedicated to a spacious principal bedroom suite, complete with built-in wardrobes and a private en-suite shower room.

Externally, the property boasts a low-maintenance rear garden, ideal for relaxing or entertaining, while to the front there is driveway parking for two vehicles.

The outstanding open outlook to the front truly sets this home apart.

Ideally located within walking distance of the highly regarded 'Monksmoor' Primary School, this exceptional home is perfect for families and must be viewed to be fully appreciated.

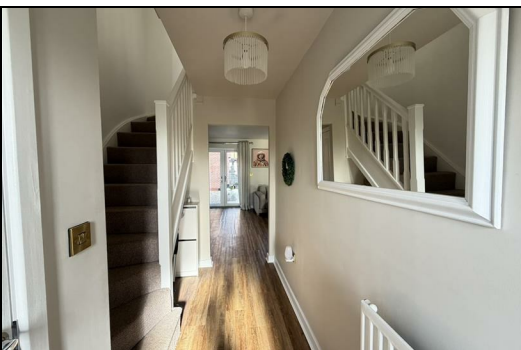


Total Area: 104.7 m<sup>2</sup> ... 1127 ft<sup>2</sup>

Call us today!!!

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.