



### 9 Astbury Close, Daventry, NN11 4RL

- Brand New detached home constructed by Messrs 'Elgin Properties Ltd'
- FTTP Fibre to property
- Ground floor cloakroom and utility room
- Viewing is advised
- FIVE BEDROOMS
- Finished to a HIGH SPECIFICATION THROUGHOUT
- MASTER and GUEST BEDROOMS with EN-SUITE
- Stunning 33' x 15' open plan kitchen/diner/family room with BI-FOLD DOORS
- Situated in a secluded development of only four properties
- Garage and driveway parking

**£665,000**

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\*\*\* PRICES RANGE FROM £595,000 to £685,000 \*\*\*

Offering a high standard in luxury living, each home at Hawkhill is completed to a high specification as standard. Hawkhill is a collection of just 4 luxury executive homes. Each has been designed with care to ensure that it is of the highest quality.

Your home is designed as a modern interpretation of an Arts and Crafts house with traditional brick construction complemented by stone cills, soldier courses above windows and vertical accenting provided by oak posts.

Every house has a large painted timber kitchen with a luxurious quartz work surface continued into the utility rooms. There are suites of AEG appliances including hob, dishwasher, oven and combination oven. The larger houses have a Samsung american style fridge freezer with plumbed in chilled water and crushed ice dispensers. Ensuites to bedroom 1 contain a bath and separate shower, sage tiling and lvt flooring. Family bathrooms also have baths and separate showers together with grey tiling and flooring. There is a shower room ensuite to bedroom 2. Outside there are lawned rear gardens with extensive sandstone patios also including sockets and taps. Drives are block paved and there is a large guest parking area. A binstore is provided by the road.

### PLOT 3 NEWNHAM ROOM MEASUREMENTS -

Kitchen/Dining Room 33'5" x 15'11"

Lounge 15'6" x 11'5"

Study 10'4" x 6'11"

### FIRST FLOOR

Bedroom 1 - 15'3" x 12'7"

Bedroom 2 - 13'10" x 11'3"

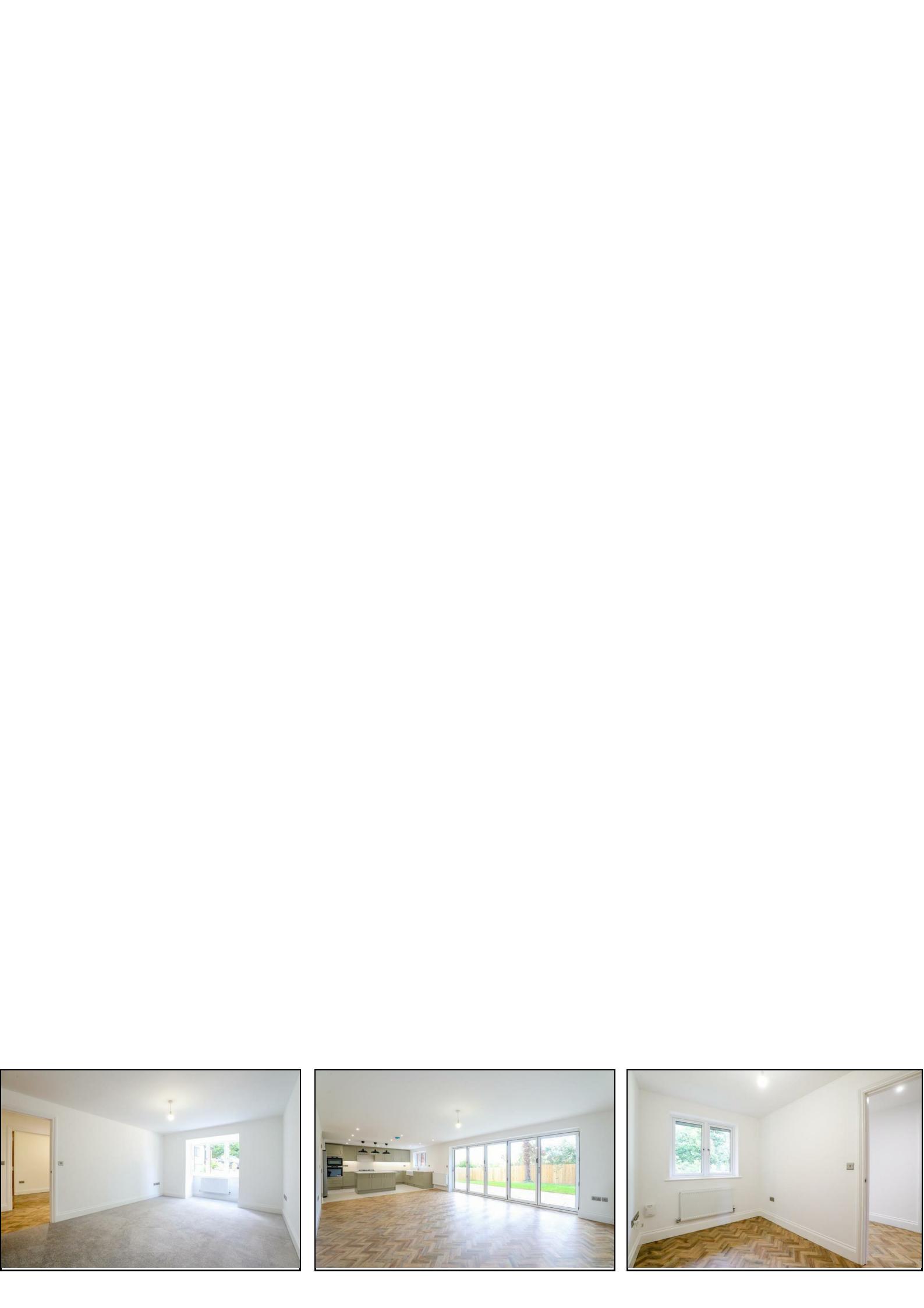
Bedroom 3 - 14'5" x 10'5"

Bedroom 4 - 15'10" x 8'9"

Bedroom 5 - 10'8" x 10'1"

PLEASE NOTE - PHOTO'S SHOWN ARE TAKEN FROM ACROSS THE FOUR PROPERTIES







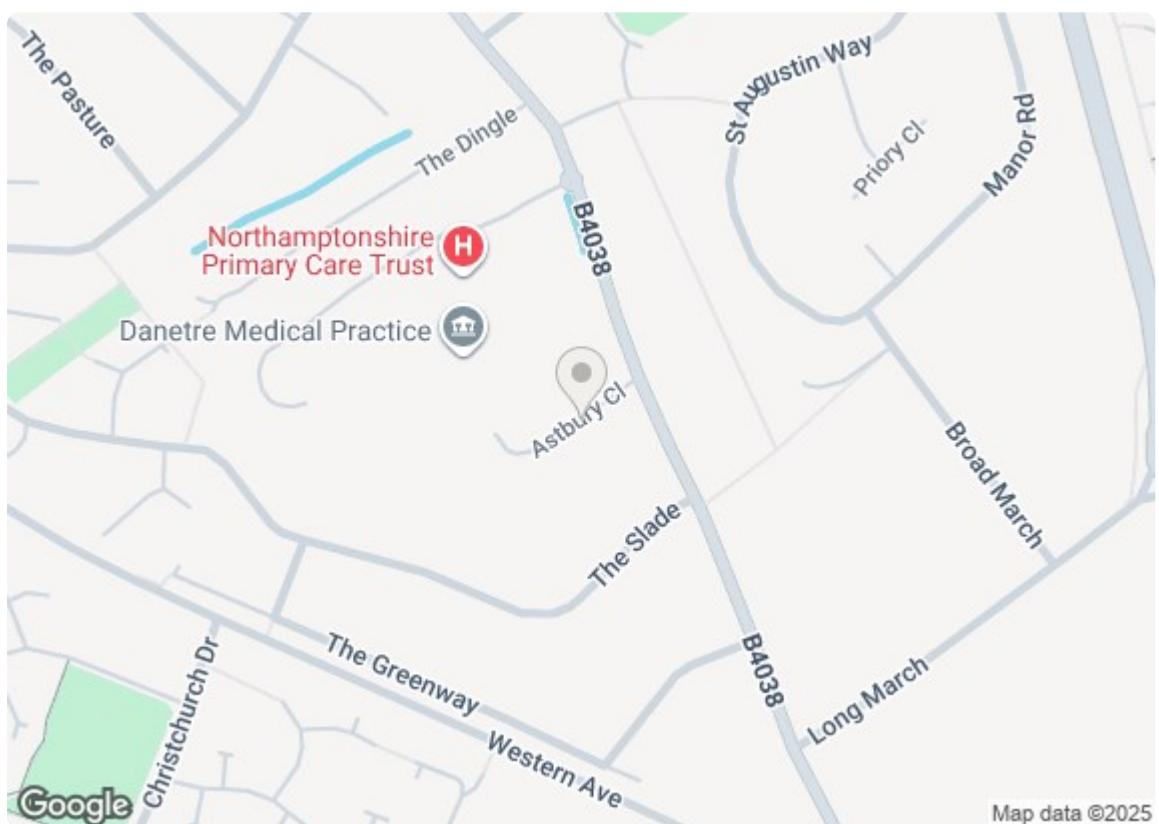
Ground Floor



First Floor

Total Area: 212.7 m<sup>2</sup> ... 2289 ft<sup>2</sup>

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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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	



Map data ©2025

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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.



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