



**2 Acre Close, Daventry
Northamptonshire NN11 0PF**

Guide price £300,000



Access to the property is gained via a door into an open plan entrance with stairs rising to first floor landing, white panel door to cloakroom, tiled flooring, single panel radiator and open into : -

KITCHEN

9'6" x 6'9"

Upvc double glazed window to front aspect. A RECENTLY RE-FITTED kitchen which comprises of a modern range of white gloss fronted soft closing handleless wall and base level units with work surfaces over and tiling above. Integrated AEG induction oven and hob with concealed extractor fan over, integrated fridge, inset ceramic sink with chrome mixer tap over, space an plumbing for washing machine.

CLOAKROOM

Obscure Upvc double glazed window to front aspect. Continuation of tiled flooring from kitchen and entrance area and fitted with a two piece suite comprising low level WC and a wash hand basin set onto a vanity unit, single panel radiator.

LOUNGE

13'9" x 13'9"

A good sized lounge with television and telephone points, door to understairs storage cupboard, double and single panel radiator, coving to ceiling, USB sockets, both Upvc double glazed window and patio doors to : -

CONSERVATORY

11'5" x 11'2"

A bright and spacious addition to the property with solid walls to either side and with Upvc high level windows with further full length Upvc double glazed windows with Upvc double glazed double doors to the decking area of the rear garden, tiled flooring, self-cleaning glass roof, built in bench with useful storage area under and two electric cooling and heating fans.

FIRST FLOOR LANDING

Upvc double glazed windows on the stairs, doors to all first floor accommodation, airing cupboard housing RECENTLY RE-FITTED combination gas BOILER.

BEDROOM ONE

11'8" x 9'9" plus entrance

A generous sized master bedroom benefiting from a dual aspect with Upvc double glazed windows to both front and rear aspects, single panel radiator, built in wardrobes, door to : -

EN-SUITE

Fitted with a three piece suite comprising fully tiled corner shower cubicle, pedestal wash hand basin and low level WC, half height tiling to walls, tiled flooring, chrome heated towel rail, shaver point, extractor fan, frosted Upvc double glazed window to rear aspect.

BEDROOM TWO

11'9" x 11'6"

Another good sized double room with two Upvc double glazed windows to front aspect, built in wardrobes, single panel radiator.

BEDROOM THREE

8'8" x 7'9"

Upvc double glazed window to rear aspect, single panel radiator.

BATHROOM

A RE-FITTED white three piece suite comprising panel bath with chrome taps, pedestal wash hand basin and low level WC, wood flooring, chrome heated towel rail, half height tiling to walls, frosted Upvc double glazed window to rear aspect, extractor fan and shaver point.

OUTSIDE

The front garden -

Enclosed by low level wrought iron railings with access gate, paved to the front door and alongside the property.

Driveway to the side for two cars and which leads to the garage and rear garden.

Garage -

Currently being used as a workshop with recently fitted electric roller door, multiple power points and fitted cupboards, storage into eaves. Courtesy door to the rear garden.

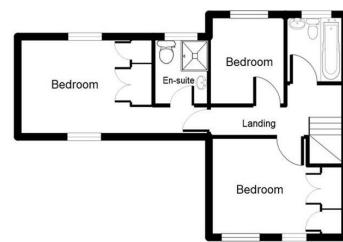
The rear garden -

The garden is set on two levels with a decked seating area leading directly from the conservatory with steps down to a further decked area and a further artificial lawn with raised beds. There are two double electrical sockets. To all sides there is a paved pathway leading to both gated access to the front and the courtesy door to the garage. There are two external electrical sockets.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.



Ground Floor



First Floor

Approx. total area: 88.1 sq. metres

