

Daventry

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57 Balliol Road, Daventry
NN11 4RE

£285,000



A very smart three bedroom semi detached property with a 20ft x 14ft kitchen/dining room opening onto the garden, situated on Stefan Hill a very popular area in Daventry. Accommodation comprises entrance hall, lounge, kitchen/dining room, three bedrooms and a bathroom. Outside there are front and rear gardens and off road parking. EPC Rating: C.

LOCAL AREA INFORMATION

Constructed in the 1980s, Stefan Hill is an established residential area to the south of Daventry town centre. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the market town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

uPVC double glazed door. Radiator with designer radiator cover. Stairs rising to first floor landing. Door to lounge.

LOUNGE 4.42m (14'6) x 3.33m (10'11)

Double glazed window to front elevation. Radiator. Door to kitchen.

KITCHEN / DINING ROOM 6.10m (20'0) x 4.29m (14'1)

Two double glazed windows to rear elevation. Double glazed French doors leading to rear garden. Fitted with a range of base and wall mounted units with hardwood work surfaces and upstands. Polycarbonate sink and drainer unit. Built in oven, induction hob with glass splash backs and extractor hood over. Built in dishwasher and washing machine. Space for white goods. Door to storage cupboard.

FIRST FLOOR LANDING

Double glazed window to side elevation. Cupboard housing boiler. Loft hatch. Doors to:

BEDROOM ONE 4.37m (14'4) x 2.74m (9'0)

Double glazed window to rear elevation. Radiator. Double storage cupboard.

BEDROOM TWO 3.40m (11'2) x 2.44m (8'0)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.01m (6'7) x 1.80m (5'11)

Double glazed window to front elevation. Radiator.

BATHROOM

Three piece suite comprising bath with shower over, low level WC and wash hand basin with cupboard below. Ceramic tiled floor. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Block paved driveway with parking for several vehicles. Slate border. Gated access to rear garden.

REAR GARDEN

Enclosed by timber panelled fencing. Mainly laid to lawn with patio and decked areas.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.



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.