

Daventry

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**5 Rockingham Close, Daventry  
Northamptonshire NN11 9RU**

**Guide price £380,000**



Access to the property is gained via a UPVC double glazed door opening into a superb open-plan kitchen/dining room.

#### Kitchen/Dining Room

16'1 x 15'4 max

A spacious and welcoming hub of the home, featuring a double tripleglazed window to the front aspect. The 'Wren' kitchen is beautifully appointed with a contemporary range of wall and base units, complemented by stylish work surfaces. Integrated appliances include a double oven, induction hob with extractor over, fridge/freezer and dishwasher. Inset ceiling spotlights enhance the modern finish, while two double panel radiators ensure comfort. Further benefits include a useful under-stairs storage cupboard and stairs rising to the first floor, with doors leading to the cloakroom and lounge.

#### Lounge

15'4 x 11'2

A bright and comfortable living space with a triple glazed window overlooking the rear garden and sliding doors opening into the lean-to conservatory. Finished with coving to the ceiling and a double panel radiator. The lounge has been recently re-decorated in a modern grey finish with the focal point being a STUNNING FEATURE MEDIA WALL.

#### Cloakroom

Fitted with a low level WC and a wall-mounted wash hand basin with tiled splashbacks.

#### Landing

With access to the loft space, triple glazed window to the front aspect and a double panel radiator. Doors lead to all bedrooms and the family bathroom.

#### Bedroom One

15'5 x 11'9

A generous principal bedroom with triple glazed windows to both the front and side aspects, a double panel radiator and coving to the ceiling. Door to:

#### En-Suite

Re-fitted and re-tiled by the current owners, offering buyers the benefit of a stylish en-suite with tiled shower cubicle, wall mounted wash hand basin and low level WC.

#### Bedroom Two

16'3 x 7'1

A well-proportioned room with a triple glazed window to the rear, double panel radiator and coving to ceiling.

#### Bedroom Three

11'11 x 7'4

Featuring a triple glazed window to the front aspect, double panel radiator and a recessed wardrobe area with hanging rail.

#### Bedroom Four

10'2 x 6'6

A versatile room ideal as a bedroom, home office or nursery, with triple glazed window and radiator.

#### Bathroom

9'2 x 8'6

A stylish and fully tiled family bathroom with an obscure triple glazed window to the rear. Comprising a Jacuzzi-style bath, separate double shower cubicle, pedestal wash hand basin and low level WC. Finished with inset ceiling spotlights, a heated towel rail and electric shaver point.

#### Outside

#### Front Garden

Offering driveway parking to the front and side of the property.

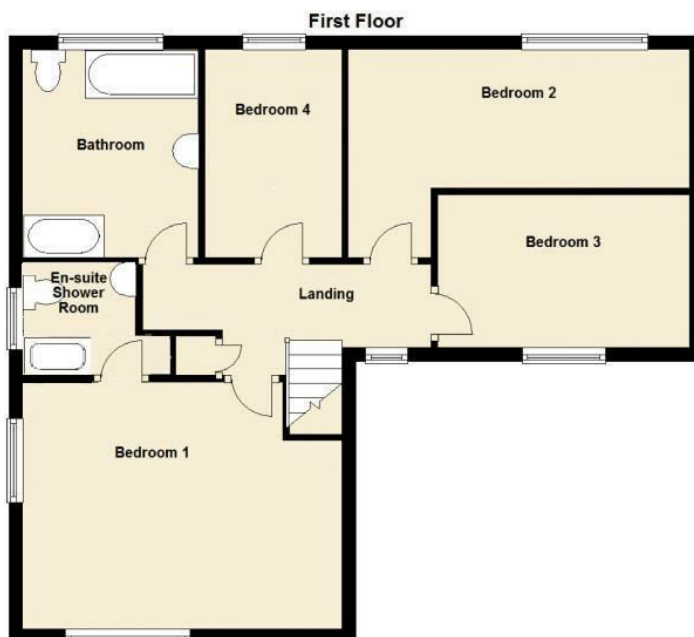
#### Rear Garden

A fully enclosed rear garden, bordered by timber panel fencing with a patio seating area-ideal for outdoor entertaining. A gated door provides access to the workshop area located to the rear of the double garage.

#### Double Garage

16'6 x 14'11

Fitted with a remote-controlled roller door, with power and lighting connected. To the rear is an additional area measuring approximately 10'9 x 8'9, ideal for use as a workshop or hobby space.



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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.