

Daventry

28 High Street, Daventry, NN11 4HU

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14 St. Botolph Close, Daventry

NN11 2LR

£285,000



The Monksmoor Development is linked to Daventry Country Park and the local canal. It is also close to the local amenities in Ashby Fields which includes a local Tesco's, doctors, dentist, nursery, pub and fish and chip shop. It is also just a short walk from Daventry Town Centre which makes this a great family location!

Daventry Town Centre itself benefits from many facilities and amenities including the Leisure Centre, Daventry Country Park, various bars and restaurants, supermarkets, small boutiques and local shops along with the twice-weekly Market on the High Street.

### THE PROPERTY

This attractive, three bedroom, semi-detached property, built by Crest Nicholson Homes, offers modern and spacious living in a quiet cul-de-sac in one of Daventry's newest and most sought-after developments - Monksmoor.

The property is in immaculate condition and also benefits from a south facing, low maintenance garden.

Downstairs there is a spacious hallway separating a large dual aspect kitchen/diner and a large dual aspect lounge. Both rooms are really bright and spacious and flooded with natural light. There is also a downstairs WC/cloakroom.

Both the kitchen/diner and the lounge have French doors leading out to the private rear garden too. The kitchen also has a handy, spacious storage cupboard.

Upstairs are three spacious bedrooms and a family bathroom, again all presented beautifully.

Other benefits include UPVC double glazed windows, gas central heating, allocated parking and the property also still has NHBC cover.

The room measurements area as follows:

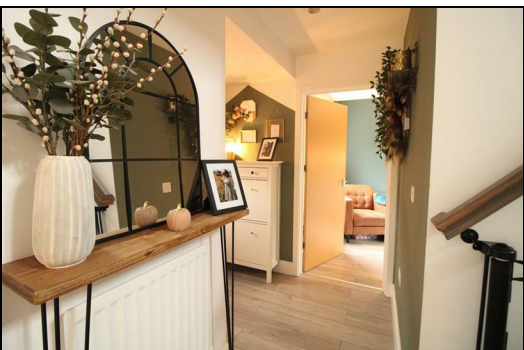
- Entrance Hall
- Downstairs Cloakroom
- Kitchen/Dining Room 4.82m (15'10") x 3.68m (12'1")
- Lounge 4.82m (15'10") max x 3.68m (12'1")
- First Floor Landing
- Bedroom One 3.32m (10'11") x 2.52m (8'3")
- Bedroom Two 3.71m (12'2") max x 2.67m (8'9")
- Bedroom Three 2.53m (8'4") x 2.38m (7'10")
- Family Bathroom

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.