

Daventry

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38 Middleton Road, Daventry
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£415,000



Entered via a solid door with over head frosted double glazed window and with modern up lighter to one side and opening into -

ENTRANCE HALL 16'7" x 5'10" (5.05m x 1.78m).

A spacious and welcoming hallway with stairs rising to first floor landing and with white spindled balustrades and hand rail with black rails, 'Hive' thermostat control, alarm control panel, tiled floor, single panel radiator, smoke alarm, white panel doors to all ground floor accommodation.

LOUNGE 22'6" & 11'1" (6.86m x 3.38m)

A lovely multi aspect room running the depth of the house with a recently installed media wall, with WiFi Controlled downlighters, coving to ceiling, telephone point, fibre internet installed, anthracite double panel radiator, double glazed window to front aspect, two double glazed windows to side aspect, double glazed French doors to rear garden.

DINING ROOM/STUDY 10'4 X 8'8" (3.15m X 2.64m)

A good sized room offering versatile space with coving to ceiling, single panel radiator and double glazed window to front aspect.

CLOAKROOM 5'8" x 3'6" (1.73m x 1.07m)

Continuation of tiled floor from entrance hall and fitted with a white two piece suite comprising of low level WC and pedestal wash hand basin, half height tiling to walls, chrome heated towel rail, frosted double glazed window to rear aspect with tiled sill.

KITCHEN/BREAKFAST ROOM 13'6" x 12'11" (4.11m x 3.94m)

Another good sized room which has continuation of the tiled floor from the entrance hall and offering ample space for table and chairs and which is fitted with a range of eye and base level units with granite work surfaces over. The wall units have under unit lighting and include a bridging unit over an inset stainless steel one and a half bowl sink unit with chrome mixer tap over, whilst the base units include a full drawer stack, integrated Hotpoint washing machine, integrated dishwasher, plus integrated fridge and freezer, stainless steel eye level double electric oven, stainless steel gas hob with stainless steel chimney style extractor fan over, wall mounted central heating boiler concealed in one corner behind a wall unit installed tiling to water sensitive areas, access to under stairs storage cupboard, single panel radiator, double glazed French doors to rear garden.

FIRST FLOOR LANDING

Stairs rising to second floor with white spindled balustrades and hand rail, single panel radiator, smoke alarm, white panel door to a storage cupboard with shelving and all first floor accommodation.

BEDROOM ONE 13'4 x 10'5 (4.04m x 3.18m)

TV point, double glazed window to front aspect with single panel radiator under, walk through dressing area with chrome inset spotlights and with built in double mirror fronted wardrobes with sliding doors either side, white panel door to: -

EN-SUITE 9'5" x 4'4" (2.87m x 1.32m). Fitted with a white three piece suite comprising of low level WC, pedestal wash hand basin and fully tiled double shower cubicle with chrome shower, half height tiling to walls, chrome heated towel rail, extractor fan, frosted double glazed window to rear. The shower was renovated in 2024.

BEDROOM TWO 11'1" x 10'11" (3.38m x 3.33m)

Another good sized double bedroom with built in double wardrobes, double glazed window to front aspect with single panel radiator under, white panel door to -

EN-SUITE 5'9" x 4'9" (1.75m x 1.45m) Fitted with a white three piece suite comprising of low level WC, pedestal wash hand basin and fully tiled shower cubicle with chrome shower, half height tiling to walls, shaver point, extractor fan, chrome heated towel rail, frosted double glazed window to front aspect with tiled sill.

BEDROOM THREE 9'1" x 8'3" (2.77m x 2.51m)

Single room with double glazed window to rear aspect with single panel radiator under, cupboard to one corner housing hot water tank and solar panel cylinders

FAMILY BATHROOM

Fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with mixer tap shower attachment and full tiling around, half height tiling to walls, chrome heated towel rail, frosted double glazed

window to rear aspect with tiled sill

SECOND FLOOR LANDING 8'10" x 5'10" (2.69m x 1.78m)

Single panel radiator, smoke alarm, white panel doors to bedrooms four and five.

BEDROOM FOUR 11'1" x 15'3" to front of built in wardrobes (0.28m x 4.65m to front of built in wardrobes) A double aspect room with built in wardrobes with sliding doors to one wall, double glazed window to side aspect, double glazed window to front aspect with double panel radiator under, white panel door. Used as an office but also a spacious double bedroom.

JACK and JILL EN-SUITE 11'10" x 5' (3.61m x 1.52m). Fitted with a white three piece suite comprising low level WC,

