

Daventry

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**59 Croxden Way, Daventry  
Northamptonshire NN11 2PD**

**Guide price £365,000**

\*\*\* A superbly presented modern detached house built by Crest Nicholson Homes \*\*\* Cloakroom and utility room \*\*\* Master bedroom with en-suite \*\*\* Modern fitted kitchen/diner with fitted appliances \*\*\* Garage and driveway parking \*\*\* Double glazing and gas to radiator heating \*\*\* Internal inspection is strongly recommended \*\*\*



This beautiful home is located in the popular area of Waterside at Monksmoor park, contemporary and tasteful this home is sure to impress!

This home offers open plan living on the ground floor with a large lounge and a stunning kitchen/diner. To add to the ground floor there is also an adjoining utility room and downstairs cloakroom. There are four double bedrooms to the first floor with a luxurious family bathroom and ensuite shower room to the master bedroom.

Monksmoor Park is a contemporary designed development which is nestled in an abundance of open space, it is situated next to the Grand Union Canal with beautiful landscaped, open countryside providing some spectacular views, it is naturally extended from the Cotswolds.

Designed with Garden City principles at its heart, you will become part of a flourishing new community within easy reach of Daventry Country Park, local schools and town centre amenities, as well as great links to the M1 and trains into London via Long Buckby.

#### ENTRANCE HALL

Light and airy with a wonderful reception. Doors leading to the cloakroom, kitchen/dining room and the living room. Further door to the storage cupboard. Stairs ascending to the first floor accommodation.

#### DOWNSTAIRS CLOAKROOM

Low level W/C, wash hand basin with mixer tap over, tiled to splashbacks, radiator.

#### KITCHEN/DINING ROOM

20'4 x 10'10

UPVC double glazed french doors overlooking the rear garden. Further UPVC double glazed windows to the side and front aspects. Fitted in a range of eye and base level units with a one and half bowl sink with chrome mixer tap over, worktops over, built in double oven, gas hob with extractor fan over, dishwasher, fridge, freezer and washing machine. Tiled to splashbacks. Radiator. Door leading to the utility room.

#### UTILITY ROOM

Base level units, plumbing for washing machine, radiator.

#### LIVING ROOM

20'4 x 11'

UPVC double glazed bay window with seating to the side aspect. Further UPVC double glazed windows to the front and side aspects. Radiator. TV point.

#### FIRST FLOOR LANDING

Doors off to the first floor accommodation. Access loft hatch. Storage cupboard. Radiator.

#### BEDROOM ONE

11' x 10'9

Full length UPVC double glazed window to side aspect. Built in mirrored wardrobes to one wall. Radiator. Door leading to en suite shower room.

#### EN SUITE

Low level W/C, single wash hand basin with chrome mixer tap over, shower cubicle with electric shower over, tiled to splashbacks, chrome towel rail.

#### BEDROOM TWO

11'2 x 9'2

Full length UPVC double glazed window to side aspect. Radiator.

#### BEDROOM THREE

11'2 x 10'9

Full length UPVC double glazed window to front aspect. Further UPVC double glazed window to the side aspect. Radiator. Built in wardrobe.

#### BEDROOM FOUR

9'2 x 7'10

Full length UPVC double glazed window to front aspect. Radiator.

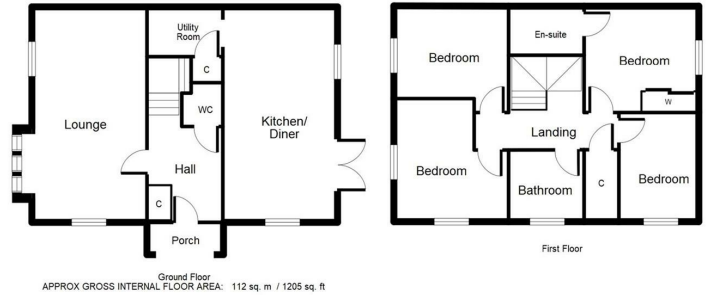
#### BATHROOM

Opaque UPVC double glazed window to the front aspect. Comprises of a low level W/C, bath with electric shower over and shower screen, wash hand basin with chrome mixer tap over, chrome towel rail, electric shaving point, tiled to splashbacks.

#### OUTSIDE

Garden

Patio area, mainly laid to lawn, fence and wall surround, access to the garage.



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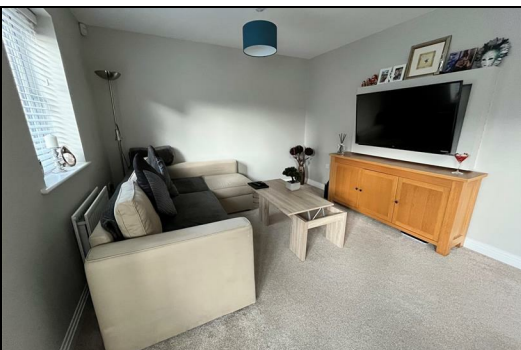
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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.