

Daventry

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11 Coniston Close, Daventry

NN11 9EE

£425,000



A well presented four double bedroom family home, situated within the highly desirable area of Drayton.

This impressive property has been thoughtfully improved and offers spacious accommodation perfectly suited to modern family living. The home boasts a fitted kitchen and bathrooms, attractive wooden flooring, double glazing, and a welcoming sitting room with a charming open fireplace, creating a warm and inviting focal point.

The ground floor is well laid out, with a welcoming entrance hallway leading to a generous dual-aspect sitting room with bi-fold doors opening onto the rear garden, allowing natural light to flood the space and creating a wonderful connection between indoor and outdoor living. The kitchen/diner provides a fantastic social space, fitted with a range of units and ample work surfaces, complemented by slate flooring and a useful pantry cupboard. A separate utility room adds practicality, while the refitted cloakroom completes the ground floor accommodation.

To the first floor, the property offers four well-proportioned double bedrooms. The impressive principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom featuring a double-ended Jacuzzi bath and separate shower.

Outside, the property continues to impress. The rear garden has been thoughtfully designed for entertaining and relaxation, featuring two distinct seating areas. One boasts a purpose-built pizza/bread oven, perfect for al fresco dining, while a raised decked entertaining area beneath a pergola provides an ideal setting for a hot tub, summer gatherings and BBQs with family and friends. The garden is mainly laid to lawn with mature planting and offers a good degree of privacy.

To the front of the property, a block paved driveway provides ample off-road parking for several vehicles, leading to a garage/storage area with power and lighting.

This superb family home truly offers spacious accommodation throughout, combining stylish interiors with excellent entertaining space, and viewing is highly recommended to fully appreciate everything it has to offer.

About Drayton

Drayton is now considered part of the thriving market town of Daventry, yet still retains the charm and atmosphere of a traditional village setting. Daventry itself is rich in history, with notable landmarks including the 18th Century ironstone church and the historic Moot Hall, and continues to host regular markets on the High Street every Tuesday and Friday.

The town offers a wide range of modern amenities including primary and secondary schools, a leisure centre, library, medical facilities, shops, and supermarkets, making it an ideal location for families.

Transport links are excellent, with convenient access to Junctions 16 and 18 of the M1, the A45 Northampton to Coventry route, A5 Watling Street, and the A361 Banbury Road. Mainline rail services are available from Long Buckby (approximately 5 miles) and Rugby (approximately 10 miles), providing direct routes to London and Birmingham.



Total area: approx. 134.7 sq. metres (1450.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		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.