

Daventry

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12 Burdock Way, Daventry
NN11 4WE

£435,000



Stonhills are delighted to offer this brand new detached family home, attractively positioned within the up-and-coming Staverton Lodge development. Built by the highly regarded 'Bellway' Homes to their ever-popular 'Cutler' design, the property combines modern styling with practical, well-balanced family accommodation.

The accommodation briefly comprises an entrance hall, a welcoming lounge, and an impressive 17'6 x 11'4 kitchen/family room, finished with a contemporary fitted kitchen and integrated Zanussi appliances, including a microwave, dishwasher and fridge/freezer. A ground floor cloakroom completes the ground floor.

To the first floor, the landing provides access to a master bedroom with en-suite shower room, three further well-proportioned bedrooms, and a modern family bathroom fitted with contemporary sanitaryware.

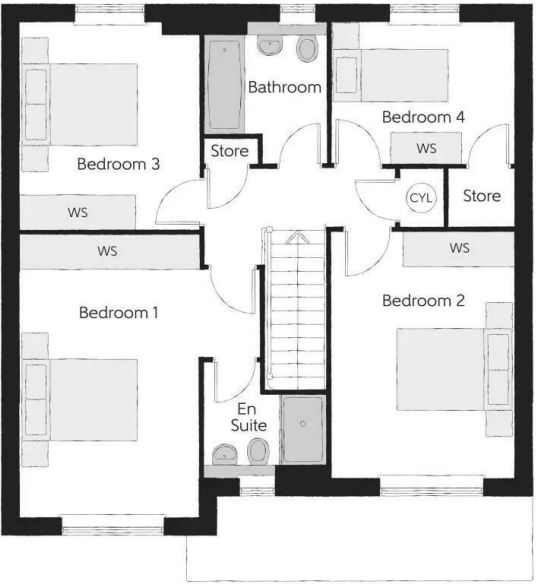
Outside, the property benefits from gardens to both the front and rear, along with a single integral garage, while the lounge enjoys French doors opening onto the rear garden, ideal for entertaining and family living.

Finished throughout to a high specification, this superb new home is perfectly suited to modern family life in a growing and desirable location.

PLEASE NOTE - PHOTO'S SHOWN ARE FROM RELEVANT SHOWHOME PROPERTIES

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

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.