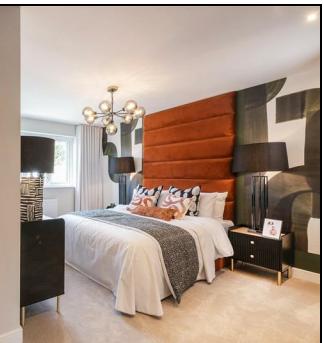




12 Burdock Way, Daventry
NN11 4WE

£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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

