

Daventry

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**5 Brooklands Close, Daventry  
Northamptonshire NN11 4AT**

**Guide price £450,000**



Stonhills are delighted to offer this impressive and well-maintained dormer-style property, situated in a desirable cul-de-sac location within walking distance of Daventry town centre.

This fantastic home boasts a stunning 33'3 x 15'3 re-fitted kitchen/diner/breakfast room, perfect for entertaining, along with a re-fitted family bathroom and a versatile ground floor bedroom/office with en-suite, ideal for guests or home working.

The accommodation briefly comprises an entrance porch and hallway, a bright and spacious lounge, a fourth bedroom/study, and an exceptional open-plan kitchen/dining space. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property offers gardens to the front and rear, a garage, and a generous driveway providing ample parking. Additional benefits include double glazing throughout, gas-to-radiator heating, outside wall lights, and fibre broadband, ensuring modern convenience and comfort.

Double glazed door into an entrance porch with double glazed door into the entrance hall -

#### ENTRANCE HALL

Stairs rising to first floor landing. Radiator. Doors to bedroom four/study and the lounge.

#### LOUNGE

18'3 x 15'3

Double glazed window to front aspect. Double panel radiator. Feature fireplace. The lounge area opens up into a pleasant dining space in the kitchen.

#### BEDROOM FOUR/STUDY

14'1 x 8'5

A versatile room which lends itself well to a study or fourth bedroom....

Double glazed window to the front aspect. Radiator. Door to a en-suite.

#### EN-SUITE

Low level WC. Tiled shower cubicle. Low level WC. Heated towel. Inset ceiling spotlights,

#### KITCHEN/DINER/BREAKFAST

33'3 x 15'3 max, 9'4 min

The focal point of this property is this spacious 'Howdens' re-fitted kitchen...thoughtfully designed with many clever and useful kitchen solutions to include under sink pull out draws, waste bin under the second sink, power points for microwave cupboard storage and an induction hob with the option to change to a ceramic hob if necessary.

This well appointed kitchen is fitted in a vast range of wall and base mounted units with work surfaces over, pull out pantry and where possible cupboards are drawers. There is a central breakfast bar, wine storage rack and ample space for white goods. Built in appliances include a double oven, dishwasher and floor to ceiling fridge. Door to a pantry style cupboard with power. Vertical radiator.

1 1/4 'Lamona' sink drainer unit with mixer tap over and a further 'Lamona' sink drainer unit with shower style mixer.

Double glazed window to rear aspect. Two sets of double glazed 'French' style doors opening up onto the rear garden patio. Inset ceiling spotlights. Vertical panel radiator.

#### FIRST FLOOR LANDING

Access to roof space (which houses the boiler). Doors to three bedrooms and a bathroom.

#### BEDROOM ONE

16'2 x 11'11

Double glazed window to side aspect. Radiator.

#### BEDROOM TWO

10'10 x 8'5

Double glazed window to front aspect. Radiator.

#### BEDROOM THREE

9'11 x 8'7

Double glazed window to front aspect. Radiator.

#### BATHROOM

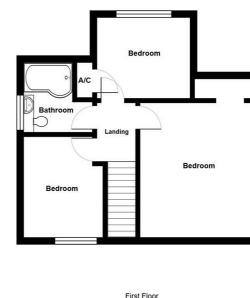
7'3 x 7'3

A fully tiled and re-fitted bathroom comprising of a low level WC, P-shaped bath with shower screen and shower, pedestal wash hand basin. Obscure double glazed window to side aspect and chrome heated towel rail.

#### OUTSIDE

The rear garden

A beautifully maintained rear garden which is enclosed by timber panel fencing and mature shrubs and hedges. Directly outside the patio doors is a generous sized patio running the entire width of the property with steps down to a pleasant



Ground Floor

Total Area: 131.4 m<sup>2</sup> ... 1415 ft<sup>2</sup>



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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.