

Daventry

28 High Street, Daventry, NN11 4HU

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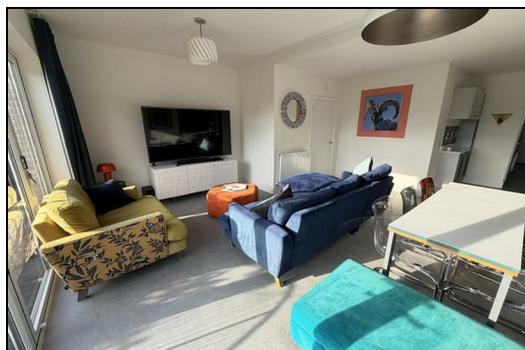
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51 Buttercup Drive, Daventry
NN11 4FW

Guide price £550,000



The Cotham, is an exceptional five-bedroom family home featuring an integral double garage and beautifully designed, versatile accommodation throughout.

The property offers four generous double bedrooms, two of which benefit from stylish en-suite shower rooms, alongside a further well-proportioned single bedroom, making the layout ideal for growing families or those working from home. A contemporary family bathroom, finished with full-height tiling, serves the remaining bedrooms.

At the heart of the home is the impressive designer kitchen/family room, complete with a range of integrated appliances. This flows seamlessly into a spacious open-plan dining and living area, where full-height bi-fold doors open directly onto the rear garden, creating a fantastic space for everyday living and entertaining.

The ground floor is further enhanced by a separate utility room and a convenient cloakroom/WC, adding practicality to this stylish home.

The property is offered with NO UPPER CHAIN and a viewing is recommended to appreciate the accommodation on offer.

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		

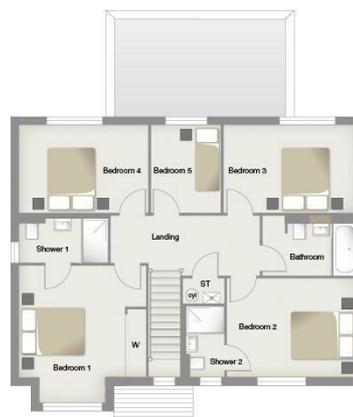
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR

Live	6.39m ² x 6.36m ²	17'8" x 17'7"
Live-Eat	3.10m ² x 3.35m ²	10'2" x 11'0"
Relax	3.02m ² x 4.80m ²	9'11" x 15'9"
WC	1.70m ² x 1.65m ²	5'7" x 5'5"
Utility	1.75m ² x 1.85m ²	5'9" x 6'1"
Garage	6.49m ² x 8.01m ²	18'0" x 19'9"

- * Maximum dimensions
- † Including bay
- ‡ Including shower



FIRST FLOOR

Bedroom 1	4.02m ² x 4.33m ²	13'2" x 14'2"
Shower 1	2.83m ² x 1.42m ²	9'3" x 4'8"
Bedroom 2	4.19m ² x 3.18m ²	13'9" x 10'5"
Shower 2	1.21m ² x 2.30m ²	4'0" x 7'7"
Bedroom 3	4.24m ² x 2.76m ²	13'11" x 9'1"
Bedroom 4	4.10m ² x 2.72m ²	13'5" x 8'11"
Bedroom 5	2.31m ² x 2.72m ²	7'7" x 8'11"
Bathroom	2.98m ² x 1.70m ²	9'9" x 5'7"



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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.