

Daventry

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52 Edgehill Drive, Daventry  
Northamptonshire NN11 0GR

£240,000



A well-presented two-bedroom terraced home with plenty of thoughtful upgrades along the way!  
 The current owners have clearly looked after this one, making improvements that include triple glazing, new flooring in the kitchen, bathroom, and second bedroom, and an approximately three-year-old 'Worcester' combi boiler keeping things nice and cosy.

Step inside to find an entrance hall, a kitchen with breakfast bar perfect for morning coffee (or midnight snacks), and a lounge with patio doors opening onto the rear garden. Upstairs, there's a landing, two double bedrooms, and a refitted family bathroom.

Outside, there are gardens to the front and rear, with replaced fence panels giving a neat finish, plus a garage and driveway to the rear - so parking is one less thing to worry about.

This is a home that's already lovely, with just enough room left for you to put your own stamp on it.

#### ENTRANCE HALL

Double panel radiator, stairs rising to first floor landing and doors to kitchen and lounge.

#### LOUNGE

13'5 x 13'

Two radiators, built in under stairs storage cupboard, TRIPLE glazed window and TRIPLE glazed French doors to rear garden. TV point. Laminate style flooring.

#### KITCHEN

10'6 x 6'

Wall mounted cupboards with down lighter over sink unit, base level cupboards and draws with work surfaces over and tiled splash backs. Single drainer sink unit with mixer tap. Built in gas hob and electric oven, double panel radiator and double glazed bay window to front elevation. Breakfast bar and space which may be suitable for white goods. Wall mounted 'WORCESTER' boiler. REPLACED FLOORING.

#### Landing

Access to loft space and doors giving access to bedrooms and bathroom.

#### BEDROOM ONE

12'8 max x 12'6 max

TRIPLE glazed window to front elevation. Built in wardrobes to one wall. Single panel radiator. Door to airing cupboard.

#### BEDROOM TWO

11'3 max x 7'11 max

Single panel radiator and TRIPLE glazed window to rear elevation. REPLACED FLOORING.

#### BATHROOM

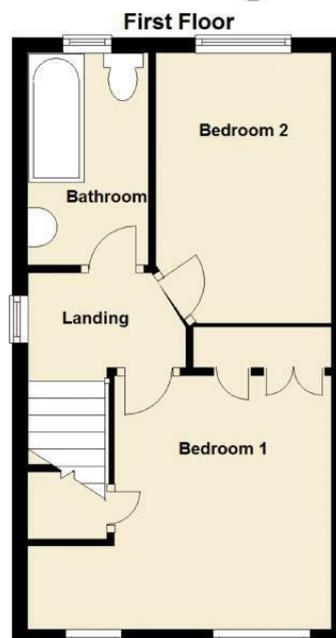
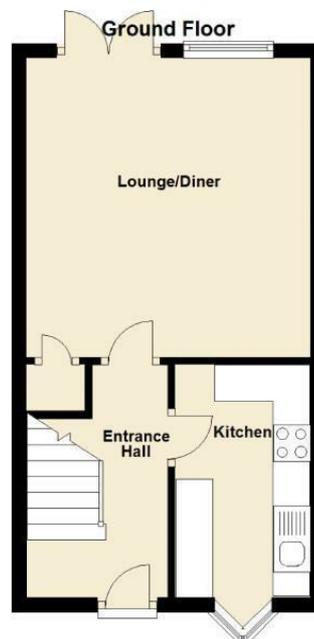
A re-fitted bathroom comprising of a modern white suite to include a panelled bath with wall mounted shower, wash hand basin with cupboard under, low level W.C, heated towel rail extractor fan, inset ceiling spotlights and obscure double glazed window to rear elevation. REPLACED FLOORING.

#### Outside

The front - Gated access to the front door with a porch area and bin cupboard. .

The rear garden - Enclosed by timber panel fencing. Patio area and mainly laid to lawn with well stocked flower and shrub borders.

PLEASE NOTE - CURRENT COUNCIL TAX BAND IS B.



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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.