

Daventry

28 High Street, Daventry, NN11 4HU

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Offices also located in Northampton

stonhills.co.uk



9 Wren Way, Daventry

NN11 2AL

£425,000



Local Amenities

Daventry town centre has a unique mix of shops. Browse a broad variety of independent boutiques, explore the aisles of established high street brands, or bag a bargain at the Daventry Market every Tuesday and Friday. If you fancy a lunch or a night out, you can choose from scores of cafes, pubs and restaurants, serving all tastes. About half a mile away from Micklewell Park on Hidcote Way is Middlemore Farm, a grand old country pub which is housed in a Grade II listed farmhouse overlooking unspoilt countryside offering an extensive menu and drinks selection.

The nearby village of Welton hosts The White Horse Inn, a traditional pub with a pretty beer garden and well-known for its ciders and guest ales. Enjoy a satisfying meal and make the most of the regular events such as pub quiz, skittles matches, music events & BBQs.

Connections

Major roads are easily accessible from Micklewell Park, including the A45, A5 & M1. Daventry is the nearest town, just over 2 miles away with Northampton only 15 miles away. The local railway station at Long Buckby is just under 6 miles away and trains to London Euston run regularly, with a journey time of 1 hour 20 minutes.

The Property

This beautiful home was built by Orbit Homes to their Pagoda design and benefits from spacious accommodation throughout.

Room Dimensions

Entrance hall

Living Room 16'6 x 11'1

Open plan Kitchen/diner

Kitchen area 13'8 x 12'11

Dining area 13'6 x 11'1

Downstairs cloakroom

Utility room

First floor landing

Bedroom one 13'4 x 11'8

En suite

Bedroom two 13'1 x 8'8

Bedroom three 11'4 x 9'8

Bedroom four 8'2 x 7'2

Bedroom five 8'6 x 7'1

Family bathroom

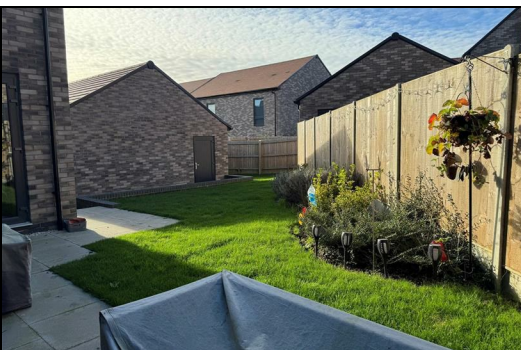
Annual estate charge: £339.11

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS E.



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	EU Directive 2002/91/EC		



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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.