



**49 Walsingham Drive, Daventry
NN11 2LE**

Offers in excess of £325,000



This delightful three-storey semi-detached home, constructed by 'Crest Nicholson' Homes to their popular 'Halstead' design, is situated on the highly desirable 'Monksmoor' development in Daventry and offers thoughtfully designed, flexible living accommodation throughout.

The well-planned layout comprises a modern kitchen/dining room and a rear-facing lounge with patio doors to the garden and a FEATURE MEDIA WALL. The first floor provides two bedrooms, a family bathroom and a useful study or nursery, while the top floor is dedicated to an impressive main bedroom suite, complete with a dressing area, en-suite shower room and built in wardrobes.

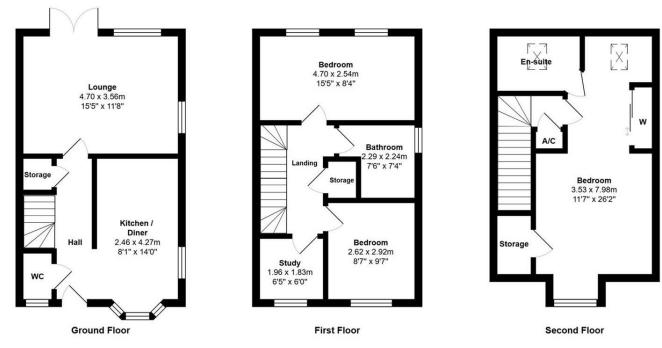
Outside, the property benefits from a driveway, garage to the side and a pleasant rear garden.

Ideally positioned within walking distance of Monksmoor Primary School and Daventry Country Park, the development also enjoys excellent access to the town centre, making this an ideal home for families and professionals alike.

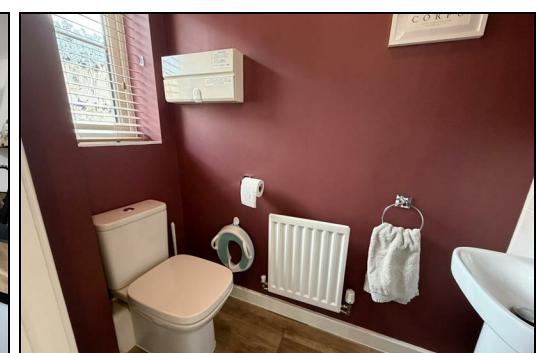
VIEWING IS STRONGLY ADVISED

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		



Total Area: 104.2 m² ... 1121 ft²



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Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

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.