

Daventry

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**15 Churchill Road,
Northamptonshire NN11 2JH**

Guide price £475,000

***** NO UPPER CHAIN *** BUY NOW and BEAT STAMP DUTY *****

Stonhills are pleased to offer this superbly presented detached home situated in the sought after village of 'Welton'. The property was constructed by the current owner in 2014 and benefits from many high specification features to include.....solid oak flooring with individual thermostat controls, solid oak doors, fully tiled 'Jack and Jill' bathroom and a pleasantly maintained rear garden. To the ground floor the accommodation boasts an entrance hall, 24'7 x 12'6 lounge with feature burner and conservatory, kitchen/breakfast room, utility room, two double bedrooms (one of which can access the main bathroom) and a family bathroom. The first floor offers a spacious landing/office space with access not only to bedroom one but also a superb dressing area with walk in wardrobe AND a fully tiled walk in shower room.

AN INTERNAL INSPECTION IS STRONGLY RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS TO OFFER



Access to the property is gained via a half panel obscure double glazed door into the entrance hall.

ENTRANCE HALL

A welcoming and spacious entrance hallway with solid oak timber flooring with under floor heating. Stairs rising to first floor landing. Coving to ceiling. Solid oak doors to the lounge, kitchen, utility room, bathroom, bedroom two and bedroom three. Under stairs storage cupboard and additional cupboard housing meters.

LOUNGE

24'7 x 12'6 (7.49m x 3.81m)

A pleasant and generous sized lounge with the focal point being a feature fireplace with Calor gas burner. Double glazed windows to rear aspect. Double glazed patio door to conservatory. Solid oak timber flooring with under floor heating. Coving to ceiling. Inset ceiling spotlights. Four wall light points. TV and telephone points.

CONSERVATORY

11'8 x 8'10 (3.56m x 2.69m)

Offering a pleasant outlook onto the rear garden, this conservatory is constructed on a dwarf brick wall with double glazed windows to all rear aspects and a double glazed patio door opening up onto the patio area. Ceramic tiled flooring, power and light connected. Two wall light points.

KITCHEN/BREAKFAST

13'11 x 9'11 (4.24m x 3.02m)

Double glazed window and patio door. Solid oak timber flooring with under floor heating. Coving to ceiling. Inset ceiling spotlights. Fitted in a modern range of wall and base mounted units with work surfaces over. Built in double oven, microwave, induction hob and extractor fan. Built in dishwasher and fridge/freezer. 1 1/4 sink drainer unit with mixer tap over.

UTILITY ROOM

8'3 x 5'8 (2.51m x 1.73m)

Half panel obscure double glazed door to side aspect. Solid oak timber flooring with under floor heating. Coving to ceiling. A range of wall and base mounted units offering a good usable amount of storage solutions with an additional floor to ceiling cupboard. Single drainer sink with mixer tap over. Space which may be suitable for white goods.

BEDROOM TWO

12'2 x 11'11 (3.71m x 3.63m)

A good size double room with a double glazed window to the front aspect and a solid oak door to the main bathroom. Coving to ceiling. Under floor heating (controlled by individual thermostat). Inset ceiling spotlights. TV point.

BEDROOM THREE

11'11 x 10'4 (3.63m x 3.15m)

Again a good size double bedroom with double glazed window to side aspect. Coving to ceiling. Under floor heating (controlled by individual thermostat). Inset ceiling spotlights. TV point.

BATHROOM

9'10 x 8'3 (3.00m x 2.51m)

Obscure double glazed window to side aspect. Ceramic tiled flooring with under floor heating. Tiled double shower cubicle with shower and screen. Low level WC and wash hand basin with cupboard storage. Feature bath with mixer tap. Oak door to the entrance hallway.

FIRST FLOOR LANDING

The first floor landing provides a balcony type view over the entrance hallway and currently lends itself to an office space with telephone point. Solid oak door through to bedroom one and a walkway through to a dressing area. Inset ceiling spotlights and a 'Velux' window to both sides. Single panel radiator.

DRESSING AREA

8'1 x 7'11 (2.46m x 2.41m)

A superb dressing area space with a double door to a spacious walk in wardrobe. Door to the walk in shower room. Heated towel rail. Inset ceiling spotlights.

SHOWER ROOM

10'9 x 5'7 (3.28m x 1.70m)

An ideal addition to the first floor, fully tiled with a 57 walk in shower cubicle with shower and screen, low level WC and a wash hand basin with cupboard under. Heated towel rail, ceramic tiled flooring and an obscure double glazed window to the side aspect.

BEDROOM ONE

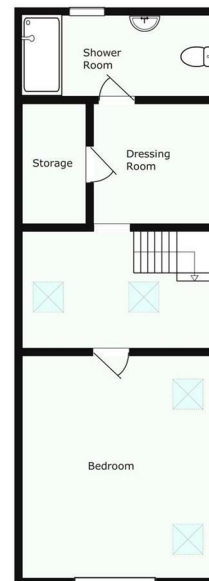
14'7 x 12'8 (4.45m x 3.86m)

As you would expect another double bedroom with double glazed window to front aspect and two 'Velux' windows. Single panel radiator. Inset ceiling spotlights. TV point.

OUTSIDE

The front - Ample driveway parking for several vehicles, Electric door giving access to the garage. Outside tap. Gated access to the rear garden.

The rear - A well maintained rear garden with a large patio area (ideal for entertaining) sitting directly outside the conservatory and kitchen. There are steps up to a lawed area with a summer house and timber shed and some feature raised flower and shrub borders. The garden in our opinion offers a fair degree of privacy.



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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.