

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



**46 The Slade, Daventry**

**NN11 4HP**

**£480,000**



Stonhills are pleased to offer this well-presented, established four-bedroom detached family home. Perfectly situated within walking distance of the town centre, this extended property offers exceptionally flexible accommodation throughout, making it an ideal choice for the modern growing family.

### The Ground Floor

The heart of the home is designed for both relaxation and versatility. The accommodation briefly comprises:

**Entrance Hall & Cloakroom:** A welcoming entrance leading to a convenient ground floor cloakroom/shower room.

**Living Spaces:** A generous-sized lounge and a separate formal dining room.

**Flexible Reception Room:** An additional extended room perfect for use as a playroom, home office, or snug.

**Modern Kitchen:** Fully equipped with a range of built-in appliances and ample workspace.

### The First Floor

Upstairs, the property continues to impress with well-proportioned sleeping quarters:

**Master Suite:** A spacious master bedroom featuring a sleek, fully tiled en-suite shower room.

**Additional Bedrooms:** Three further bedrooms providing plenty of space for family or guests.

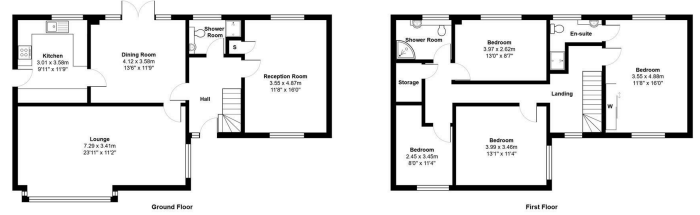
**Family Bathroom:** A well-appointed main bathroom serving the additional bedrooms.

### Exterior & Parking

**The Gardens:** To the rear is a larger-than-average garden, offering a private outdoor retreat (in our opinion)

**Parking & Garage:** The front of the property is predominately block-paved, providing off-road parking for two to three vehicles. To the side, you'll find a detached double garage with a further double-width driveway.

Internal viewing is highly recommended to fully appreciate the scale and flexibility of this home. Call Stonhills now to arrange your viewing!



Total Area: 161.6 m<sup>2</sup> ... 1740 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



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.