

Daventry

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12 St. Hildas Close, Daventry

NN11 4TZ

£240,000



A well presented semi-detached home, ideally positioned within a small cul-de-sac on the ever-popular Stefen Hill development. This attractive property is offered in smart condition throughout, with well-balanced accommodation comprising an entrance porch, a welcoming lounge, a separate dining room, a PLAYROOM/STUDY and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a modern fitted bathroom.

Externally, the property boasts a generous rear garden, a well-maintained front garden, driveway providing off-road parking. Further benefits include UPVC double glazing and gas central heating. Early viewing is highly recommended.

Entered Via - A part-glazed uPVC front door with a courtesy light to one side opens into:

Entrance Porch - space for coats, glazed door leading through to:

Lounge - 15'1 x 9'10" - A bright and inviting reception room with a television point, radiator, and uPVC double glazed window to the front aspect. Door to the study/playroom and a door into:

Dining Room - 13'09" x 7'7" - A well-proportioned second reception room with uPVC double glazed window overlooks the rear garden with a radiator beneath. Stairs rise to the first floor with a white spindled balustrade and useful understairs space, and the room opens into:

Kitchen - 13'5 x 7'3 - Re-fitted with a comprehensive range of cream gloss eye and base level units complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include an eye-level electric oven and grill, gas hob with extractor over, fridge and freezer, with additional space and plumbing for a washing machine and dishwasher. Inset stainless steel one and a half bowl sink with mixer tap, wall-mounted gas boiler concealed within a unit, tiled flooring, and a uPVC double glazed window and door opening to the rear garden.

Playroom/Study - 16'5 x 8'2 - Double glazed patio door to the front. Radiator. (Previously a garage)

Landing - With white spindled balustrade, uPVC double glazed window to the side aspect, and access to all first floor accommodation, including an airing cupboard.

Bedroom One - 10'8 x 8'6 - A comfortable double bedroom with an alcove suitable for wardrobes and a uPVC double glazed window to the rear aspect with radiator beneath.

Bedroom Two - 9'10 x 8'2 - A further double bedroom with alcove space and a uPVC double glazed window to the front aspect with radiator beneath.

Bedroom Three - 7'3 x 6'1 - Ideal as a single bedroom with a uPVC double glazed window to the front and radiator beneath.

Bathroom - Re-fitted with a modern white suite comprising a P Shaped bath, wash hand basin set within a vanity unit, and a concealed cistern WC. Heated towel rail, fully tiled walls and flooring, and a frosted uPVC double glazed window to the rear.

Outside

Front - Mainly laid to lawn with a paved pathway leading to the front door. A driveway to the side provides off-road parking..

Rear - A well-maintained garden featuring an elevated, low-maintenance seating area/patio directly from the house, ideal for entertaining, with steps leading down to the main lawn. Further paved patio area to the rear, all enclosed by timber panel fencing.



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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.