

Daventry

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77 Arnall Crescent, Daventry  
NN11 9AZ

£212,500





Stonhills are delighted to offer this beautifully presented two double bedroom home, superbly positioned in an attractive off-road location overlooking a small green. This impressive property has been thoughtfully improved by the current owners and now boasts a re-fitted kitchen, replacement double glazing throughout, and newly replaced fascias and guttering.

The interior is both stylish and welcoming, with accommodation comprising an entrance hall, a spacious lounge/diner with patio doors opening onto the rear garden, a modern kitchen with built-in appliances, and a useful ground floor cloakroom/utility room. To the first floor there are two generous double bedrooms and a contemporary fitted bathroom.

Externally, the property benefits from an enclosed front garden enjoying a pleasant outlook. The rear garden offers a lovely sunny aspect and is laid to lawn with patio and decking areas, ideal for outdoor entertaining. A generously sized workshop provides excellent additional storage or hobby space.

This is a fantastic home in move-in ready condition and must be viewed to be fully appreciated.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Total Area: 68.4 m² ... 736 ft²



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**NAEA**  
ESTATE AGENTS

O-E-A  
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www.oea.co.uk

**rightmove.co.uk**  
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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.