

Daventry

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Offices also located in Northampton

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**17 Nursery Close, Daventry
Northamptonshire NN11 9AF**

Guide price £267,500

*** Very well presented modern three bedroom semi detached home located on Ashby Fields *** Benefits from a downstairs cloakroom
*** Lounge/diner *** En suite to master bedroom *** UPVC double glazed & gas central heating *** Enclosed private rear garden ***
Viewing recommended ***



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Access gained via panelled door with obscured double glazed insert. Radiator. Stairs rising to first floor landing. White panelled doors leading to connecting rooms.

WC 2.24m (7'4) x 0.91m (3'0)

UPVC obscure double glazed window to front elevation. Radiator. Fitted with a white two piece suite comprising low level WC and wash hand basin. Tiled splash backs.

KITCHEN 3.45m (11'4) x 2.31m (7'7)

UPVC double glazed window to front elevation. Radiator. Fitted with a range of base and wall mounted units with roll top work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap over. Fitted single oven and four ring gas hob with extractor hood over. Space for further white goods.

LOUNGE/DINER 5.05m (16'7) x 4.47m (14'8)

UPVC double glazed window to rear elevation. Two radiators. Television and telephone points. White panelled door to under stairs cupboard. UPVC double glazed patio doors leading to rear garden.

FIRST FLOOR LANDING

White panelled doors to connecting rooms and airing cupboard.

BEDROOM ONE 3.43m (11'3) x 2.57m (8'5)

UPVC double glazed window to front elevation. Radiator. White panelled door to en-suite.

EN-SUITE 2.26m (7'5) x 1.73m (5'8)

UPVC obscure double glazed window to front elevation. Radiator. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiled splash backs. Extractor fan.

BEDROOM TWO 3.28m (10'9) x 2.34m (7'8)

UPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.21m (7'3) x 2.16m (7'1)

UPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.34m (7'8) x 1.65m (5'5)

Radiator. Fitted with a three piece white bathroom suite comprising panelled bath with mixer tap over, pedestal wash hand basin and low level WC. Tiled splash backs. Vinyl flooring.

OUTSIDE

FRONT

Open plan and laid to hard standing providing off road parking for two vehicles. Pathway to front door. Gated access to rear garden.

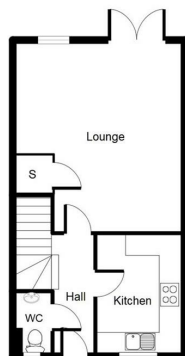
REAR GARDEN

An enclosed garden that is mainly laid to lawn and not directly overlooked from the rear. Gated side access.

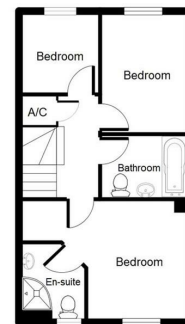
PLEASE NOTE THE CURRENT COUNCIL TAX BAND IS C.

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	



Ground Floor
Approx. total area 75.92 sq. metres



First Floor



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.