

Daventry

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stonhills.co.uk



31a St. Catherine's Close, Daventry
NN11 4SB

£225,000



Stonhills are delighted to offer this beautifully presented end-of-terrace home, tucked away in a quiet cul-de-sac on the ever-popular Stefen Hill development.

The property has been significantly enhanced by a substantial ground floor extension, creating a superb open-plan kitchen/diner ideal for modern living and entertaining, complete with built-in appliances and the added benefit of a ground floor cloakroom.

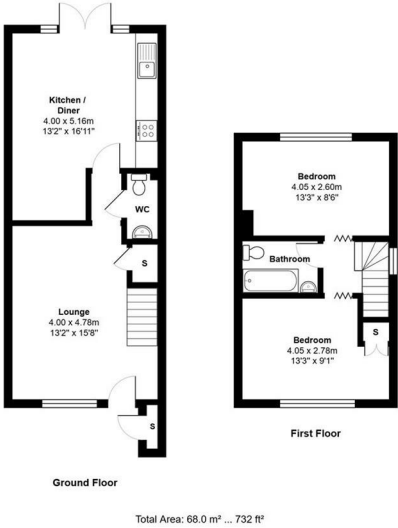
To the first floor are two generous double bedrooms served by a well-appointed family bathroom.

Externally, the home enjoys a pleasantly maintained rear garden, featuring a good-sized timber shed, while driveway parking is provided to the front. Further benefits include a recently replaced Worcester boiler, adding to the home's efficiency and appeal.

An ideal purchase for first-time buyers or downsizers, this fantastic home 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 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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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.