

Daventry

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2 Robin Way, Daventry  
NN11 2AQ

£350,000



This exceptional and beautifully presented three-bedroom detached family home, set within the highly sought-after 'Micklewell Park' development, perfectly blends contemporary style with everyday comfort. Offering bright and spacious living, a superb garden, and a fantastic location, it's ideal for families seeking both elegance and practicality.

From the moment you step inside, the home's modern design and immaculate finish are clear to see. At its heart is the stunning open-plan kitchen and dining area - an ideal space for family meals and entertaining friends. Complete with sleek worktops, stylish cabinetry, and quality integrated appliances, this is a kitchen designed for both function and flair.

The inviting lounge features a striking media wall and an electric fire, creating a warm and cosy focal point. Whether it's a quiet evening with a good book or a lively movie night, this room offers the perfect place to relax.

Upstairs, there are three generous double bedrooms. The luxurious master bedroom boasts its own en-suite shower room, while the additional bedrooms are perfect for children, guests, or a dedicated home office.

This home has been thoughtfully equipped with features that make everyday life easier - including air conditioning, gas central heating, and an EV charger for electric vehicles.

Outside, the rear garden is private and peaceful - perfect for summer barbecues, family gatherings, or simply enjoying the sunshine. There's also side-gated access, a detached garage with extra storage space, and ample off-road parking in front.

The location is just as appealing, with the picturesque Drayton Reservoir only moments away, offering scenic walks, wildlife spotting, and a host of outdoor activities. Combined with nearby amenities and excellent transport links, this property truly ticks all the boxes.



| 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 |           |



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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.