



**17A Welton Road, Daventry
NN11 0PQ**

£325,000



A beautifully presented two bedroom bungalow ideally located on Welton Road in Daventry.

This charming home offers well-planned and stylish accommodation throughout. The spacious master bedroom comes complete with a superb range of 'Sharpes' fitted wardrobes, dressing table and bedside cabinets, as well as its own en suite. There is also a generously sized second bedroom and a modern re-fitted bathroom.

The recently re-fitted kitchen/diner, designed by 'Wren' Kitchens, is the true heart of the home, finished with high-quality units and premium integrated 'Smeg' appliances. A good-sized lounge enjoys patio doors opening directly onto the garden, creating a light and airy living space.

Outside, the property benefits from a low-maintenance rear garden, perfect for relaxing or entertaining, along with a sizable driveway providing ample off-road parking.

VIEWING IS ADVISED

Entrance Hall

Welcoming entrance hall with single panel radiator, access to roof space and doors leading to the lounge, kitchen, both bedrooms and bathroom. Double doors open to a useful storage cupboard which houses the 'Ideal' boiler.

Lounge

18'2 x 11'11

A bright and spacious lounge featuring double glazed patio doors opening to the rear garden, double panel radiator, two TV points and two phone points.

Kitchen/Diner

15' x 11'

A well-appointed and RE-FITTED 'WREN' kitchen/diner fitted with a range of wall and base units with roll top work surfaces and feature under lighting, complemented by a single drainer sink with mixer tap. High quality built in appliances to include a 'CDC' 50/50 fridge/freezer, 'SMEG' ceramic hob with overhead extractor fan, 'SMEG' oven, 'SMEG' washing machine and 'WHITE KNIGHT' tumble dryer. Finished with ceramic tiled flooring and inset ceiling spotlights. Double glazed window overlooks the rear aspect, with an additional obscure glazed door to the side. Television point.

Bedroom One

13'10 x 12'1

A generous double bedroom with double glazed window to the front aspect, double panel radiator, and door to en suite. This bedroom also benefits from the recent addition of 'Sharpes' built in wardrobes, matching dressing table and bedside cabinets adding excellent storage solutions.

TV and telephone points.

En Suite

Modern en suite comprising an enclosed panel bath, low level WC, pedestal wash hand basin, and ceramic tiled flooring. Obscure double glazed window to side aspect and chrome heated towel rail.

Bedroom Two

11'9 x 7'7

A well-proportioned second bedroom with double glazed window to the front aspect, single panel radiator, and television point.

Bathroom

Fitted with an enclosed panelled bath, low level WC, and wall-mounted wash hand basin with tiled splashbacks.

Chrome heated towel rail, ceramic tiled flooring, inset ceiling spotlights, and obscure double glazed window to side aspect.

Outside

Front: Driveway parking with gated access to both sides leading to the rear garden.

Rear: A low-maintenance garden, mainly gravelled with a patio seating area.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.

