



**10 Poppy Way, Daventry
NN11 4GS**

£295,000



This three bedroom home boasts a beautiful designer kitchen with a full range of integrated appliances including fridge-freezer, dishwasher, and microwave plus many extras not normally associated with a property of this size. The light and airy living room is complete with extensive bi-fold doors allowing direct access to the terrace. The downstairs WC is spacious and impressive and the separate utility adds a practical touch.

Upstairs, the master bedroom benefits from fitted wardrobes and en-suite facilities with a state-of-the-art digital shower. The main bathroom features a double ended bath with stylish taps, hidden storage, floating sanitary ware and full-height tiling from 'Porcelanosa' to complete the boutique feel.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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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.