

Daventry

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39 Wenlock Way, Daventry

NN11 2HB

£335,000



Situated on the popular 'Monksmoor' development and positioned on the edge of this sought-after location, this beautifully presented three-storey semi-detached townhouse offers well-balanced and versatile family accommodation.

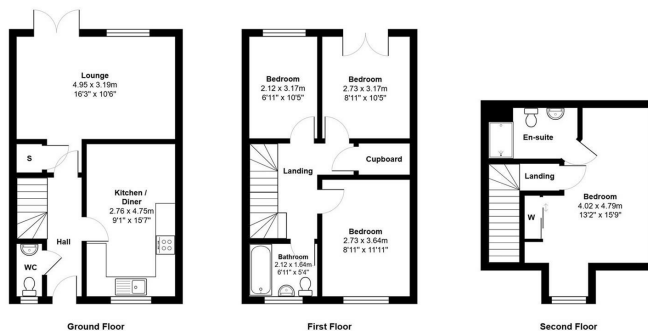
The ground floor comprises a welcoming entrance hallway, a modern cloakroom, and an impressive 15'7" kitchen/diner fitted with a range of integrated appliances, providing an ideal space for everyday living and entertaining. To the rear is a comfortable and stylish lounge enjoying views over and access to the garden.

The first floor offers three generously sized bedrooms, all well served by a contemporary family bathroom. Occupying the entire second floor is a spacious main bedroom suite, complete with fitted wardrobes and a private en-suite shower room, creating a superb principal retreat.

Outside, the property benefits from a landscaped rear garden, perfect for relaxing or entertaining, while to the front there is side-by-side off-road parking.

An excellent opportunity to acquire a quality home in a highly regarded location - early viewing is strongly advised.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS D.



Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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