

Daventry

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**32 Abbotsbury Drive, Daventry
Northamptonshire NN11 2LB
Offers in excess of £300,000**



Stonhills are pleased to offer this superbly presented semi detached property situated on the sought after 'Monksmoor' development and within walking distance of the Primary School.

The property boasts FOUR BEDROOMS, THREE OF WHICH ARE DOUBLE, a modern fitted KITCHEN/DINER with built in appliances and a stunning MASTER BEDROOM on the top floor with DRESSING AREA, BUILT IN WARDROBES and EN-SUITE with DOUBLE SHOWER CUBICLE.

Call us now to arrange a viewing....

Entered - Via a composite door set under a canopy porch with courtesy light to one side, into:

ENTRANCE HALL

Stairs rising to first floor landing, wall mounted timer for central heating, single panel radiator, under stairs storage cupboard, doors to the lounge, kitchen/diner and cloakroom.

CLOAKROOM

5'11" x 2'11"

Obscure double glazed window to the front aspect. Single panel radiator. Fitted with a two piece suite comprising concealed cistern WC and wall mounted wash hand basin with tiled splash back, tiled flooring.

KITCHEN/DINER

14'1" plus bay x 8'2"

A pleasant kitchen fitted with a matching range of gloss fronted wall and base mounted units with roll top work surfaces over to three walls. Built in fridge, freezer and dishwasher, inset with a one and a half bowl sink and drainer unit with swan neck monobloc tap, inset four burner gas hob with concealed cooker hood over and electric double oven under, tiled floor, double panel radiator, Double glazed bay window to front aspect. .

LOUNGE

15'5" x 11'7"

A generous sized room with TV point, double panel radiator, double glazed French doors with full height double glazed windows to either side giving access to the rear garden.

FIRST FLOOR LANDING

15'6" x 11'6"

Built in cupboard with shelving, stairs rising to second floor landing, doors to all first floor accommodation.

BEDROOM TWO

15'5" x 8'3" reducing to 7'1"

A good size double bedroom with two double glazed windows overlooking the rear garden, single panel radiator.

BEDROOM THREE

11'3" x 8'6"

Again a good size double bedroom with double glazed window to front aspect with single panel radiator.

BEDROOM FOUR/STUDY

6'6" x 6'

Currently used as an office space with double glazed window to front aspect with single panel radiator.

BATHROOM

7'5" x 6'10"

A stylish family bathroom fitted with a white three piece suite comprising of concealed cistern WC, wall mounted wash hand basin and panel bath with thermostatic shower over and folding glass screen, shaver point, extractor fan, chrome ladder style towel rail/radiator.

SECOND FLOOR LANDING

Built in cupboard housing a Potterton Promax HE Store boiler for the central heating and hot water supply, door to:

MASTER BEDROOM

26'3" x 11'8"

A fantastic master bedroom suite occupying the entire second floor and comprising of a main bedroom area with double

glazed window to front aspect with single panel radiator under, eaves storage cupboard, two double wardrobes with sliding doors and a dressing area with double glazed Velux window and additional single panel radiator, door to:

EN-SUITE

Double shower cubicle with glass sliding door and thermostatic shower, concealed cistern WC and wall mounted wash hand basin, chrome ladder style towel rail/radiator and electric shaver point, tiling to water sensitive areas, extractor fan, double glazed Velux window.

OUTSIDE

Front: - Barked front garden with low level picket fencing and a paved path leading to the front door. A tarmac driveway



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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.