

Daventry

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**23 Snowhill Close, Daventry
Northamptonshire NN11 8AA**

£299,950

Situated in the popular 'Middlemore' estate is this well proportioned four bedroom detached property that boasts four double bedrooms, en-suite to the master, kitchen/diner, lounge and separate family room/study. In brief the property comprises of entrance hall, living room, kitchen/diner, utility room, family room/study and WC on the ground floor. The first floor comprises of master bedroom with en-suite, a generous sized second bedroom, plus a family bathroom and an airing cupboard. On the second floor are two further double bedrooms.

Viewing is recommended to appreciate the space this property offers.



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LOCAL AREA INFORMATION

Middlemore is a modern residential area positioned to the northern edge of Daventry adjacent to Drayton Reservoir, known as one of the finest Carp match fisheries in the UK. Daventry itself is an old market town and the old centre has been fortunate to retain many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

THE ACCOMMODATION

Enter via entrance door with storm porch over into.....

ENTRANCE HALL

Stairs rising to first floor landing. Tiled flooring. Coving to ceiling. White panelled doors to connecting rooms. Telephone point.

DOWNSTAIRS CLOAKROOM

Radiator. Fitted with a white two piece suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Extractor fan.

LOUNGE

16'11 x 10'3
Double glazed windows to the front and side elevations. Radiator. Coving to ceiling. Television point.

KITCHEN/DINER

17'7 x 9'7
Double glazed windows to front and side elevations. Radiator. Fitted with a range of base and wall mounted units with roll top work surfaces over. One and a half bowl sink and drainer unit with mixer tap over. Tiled splash backs. Fitted double oven with four ring gas hob and extractor canopy over. Space for further white goods. Tiled flooring to the dining area. Television point. Archway to utility room. Double glazed sliding patio doors to the garden.

UTILITY ROOM

Fitted with base units with roll top work surfaces over. Tiled splash backs. Space and plumbing for washing machine. Integrated dishwasher. Panelled door into the study/family room.

FAMILY ROOM/STUDY

17'8 x 8'2
Double glazed window to the side aspect.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Stairs rising to second floor. White panelled doors to connecting rooms and airing cupboard.

BEDROOM ONE

10'6 x 9'9
Double glazed windows to front and side elevations. Radiator. Built in double wardrobe. Additional built in cupboard. White panelled door to en-suite.

EN SUITE

Obscure double glazed window to the rear elevation. Fitted with a white three piece suite comprising double shower cubicle, pedestal wash hand basin and low level WC. Tiled splash backs. Extractor fan.

BEDROOM TWO

10'5 x 10'
Double glazed window to front elevation. Radiator. Built in storage cupboard.

FAMILY BATHROOM

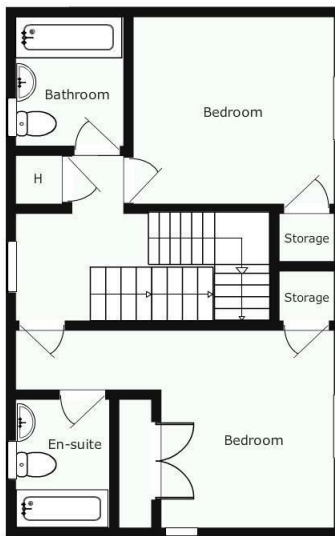
Obscure double glazed window to rear elevation. Fitted with a white three piece bathroom suite comprising panelled bath with mixer tap and shower attachment over, low level WC and pedestal wash hand basin. Tiled splash backs. Extractor fan.

SECOND FLOOR LANDING

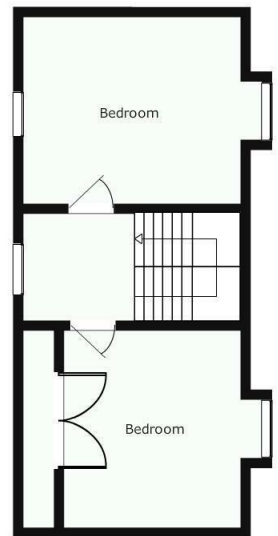
Velux window to rear elevation. White panelled doors to connecting rooms.



Floor 1



Floor 2



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.