

Daventry

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**30 Western Avenue, Daventry  
Northamptonshire NN11 9EY**

**Guide price £350,000**

**\*\* Looking for something a little different? Look no further than this SUPERBLY PRESENTED mature three bedroom EXTENDED family home \*\* Tastefully REFURBISHED throughout by the current owner \*\* Bespoke open plan KITCHEN/DINER \*\* Landscaped rear garden with a westerly aspect \*\* VIEWING IS A MUST \*\***



Enter via Opaque UPVC double glazed entrance door with storm porch over into....

#### ENTRANCE HALL

Stairs ascending to the first floor accommodation. Space for cloaks. Radiator. Feature circular window to the front aspect. Wood flooring. Understairs storage area. Solid wooden doors to the ground floor accommodation.

#### LOUNGE

17'8 x 11'5 (5.38m x 3.48m)

UPVC double glazed bay window to the front aspect. Feature fireplace with inset log burner.

#### OPEN PLAN/KITCHEN DINER

22'8 x 15'6 max

#### SNUG/OFFICE AREA

Built in storage cupboards and work station to one wall. Radiator. Wood flooring.

#### KITCHEN/DINER

Bespoke kitchen with feature island. Comprises of a drainer sink unit with mixer tap over and built in cupboards under. Further range of matching wall, base and drawer units. Wooden worksurfaces. Integrates dishwasher. Space for American style fridge freezer. Free range cooker with fitted extractor hood over. Wood flooring. UPVC double glazed French doors to the rear garden (with windows to either side). Further sky light window. Spot lights to the ceiling.

#### UTILITY ROOM

Opaque UPVC double glazed door to the side aspect. Fitted cupboards housing Worcester combination boiler and fuse box. Matching wall and base units. Wooden work surface. Space and plumbing for washing machine and tumble dryer. Door to the downstairs cloakroom.

#### CLOAKROOM

Opaque UPVC double glazed window to the side aspect. Refitted to comprise of a low level wc and a pedestal wash hand basin. Half height tiling. Stainless steel heated towel rail.

#### FIRST FLOOR LANDING

Galleried landing with solid wooden doors off to the first floor accommodation. Access to loft. UPVC double glazed window to the side aspect.

#### BEDROOM ONE

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window to the rear aspect. Radiator. Feature cast iron fireplace. Built in wardrobes.

#### BEDROOM TWO

10'10 x 10' (3.30m x 3.05m)

UPVC double glazed window to the front aspect. Radiator. Built in wardrobes.

#### BEDROOM THREE

19'9 x 8'1 (6.02m x 2.46m)

UPVC double glazed window to the rear aspect. Radiator.

#### FAMILY BATHROOM

Opaque UPVC double glazed window to the front aspect. Tastefully refitted family bathroom to comprise of a low level wc, wash hand basin set in vanity unit and a panel bath with plumbed in shower over. Extractor fan. Tiling to splashback areas. Heated stainless steel towel rail.

#### OUTSIDE

The front garden - Large block paved driveway (with feature inset lighting) providing off road parking for several vehicles. Enclosed by timber panel fencing. Gated side access to the rear garden.

The rear garden - Mainly laid to lawn and enjoys a westerly aspect. Large block paved area. Shed. Enclosed by fencing to boundaries.

