



**12 Whitby Close, Daventry
Northants NN11 2HE**

£245,000



Situated within the sought after Monksmoor development, bordering Daventry and adjoining the picturesque Daventry Country Park, the Grand Union Canal, and expansive open countryside, this inviting two-bedroom residence is nestled in a tranquil cul-de-sac among just three houses.

A well designed middle terrace home offering a spacious layout, featuring an entrance hall, a convenient ground floor WC, a kitchen/diner with built in appliances, and a lounge with patio doors and access to the rear garden on the ground floor.

There is a generously proportioned landing leading to two double bedrooms, one boasting an en suite shower room and the other equipped with a full en suite bathroom. Professionally half-boarded, the loft provides easily accessible storage space.

The rear garden is well-sized and west-facing, complemented by a sizable shed, ideal for additional storage or as a workshop. Two side-by-side allocated parking spaces at the front of the property.

Benefiting from Freehold status, the home incurs an annual charge for communal grounds and park maintenance within the Monksmoor development. The most recent annual charge for this property was £250, directed towards the Monksmoor Park Community Interest Company Limited, ensuring the continual upkeep of the entire development.

ENTRANCE HALL

4.23m x 1.1m

A welcoming and bright hallway that has access to the living room, kitchen, WC and has the stairs to the first floor.

KITCHEN

4.23m x 1.8m

Double glazed window to front aspect. A modern and stylish kitchen with integral built in appliances.

LIVING ROOM

3.93m x 3.72m

A good size room with 'French' style doors doors directly onto the garden. TV Point.

WC

1.61m x 0.83m

A convenient downstairs WC with toilet and hand basin.

LANDING

3.02m x 2.12m

A generous landing that gives a real feeling of space and has access to both bedrooms and the loft space that's half boarded.

BEDROOM ONE

2.83m x 2.69m

A large double bedroom with double fitted wardrobes and en-suite shower room. This room is located at the rear of the property and has views over the rear garden. Built in double wardrobe.

EN-SUITE

2.45m x 1m

A private oasis with a large shower cubicle, toilet and hand basin.

BEDROOM TWO

3.93m (3.94m) max x 2.38m (2.4m) -

Large double bedroom that overlooks the front of the property and has its own en-suite bathroom.

EN-SUITE

2.14m x 1.71m

This very spacious en-suite bathroom offers a bath with shower attachment, toilet and hand basin.

Storage Cupboard

THE REAR GARDEN

Enclosed by timber panel fencing and mainly laid to lawn. Patio area.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.



Total Area: 63.2 m² ... 680 ft²

