



**12 Epping Walk, Daventry
Northamptonshire NN11 9RN**

£269,995



Situated within a quiet cul-de-sac on the ever-popular Ashby Fields development, this attractive three-bedroom detached home is offered to the market with no upper chain and presents an excellent opportunity for a smooth and straightforward purchase.

The property is well presented throughout and offers thoughtfully arranged accommodation, beginning with a welcoming entrance porch that leads into a comfortable lounge, perfect for relaxing. A separate dining room provides an ideal space for family meals and entertaining, while the kitchen is fitted in a range of wall and base mounted units and built-in appliances. To the rear of the home is a useful hallway/utility area along with a convenient ground floor cloakroom, enhancing everyday practicality.

To the first floor there are three bedrooms, including two generous double rooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys both front and rear gardens, with the rear offering a pleasant space for outdoor enjoyment. A single garage and driveway provide ample off-road parking.

Further benefits include double glazing, gas central heating and a well-maintained condition throughout. Located close to local amenities, schooling and transport links, this is a superb home in a highly sought-after location. Early viewing is strongly advised to fully appreciate all that this property has to offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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