

Daventry

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**23 Edgehill Drive, Daventry  
Northamptonshire NN11 0GR**

**£310,000**

Stonhills are pleased to offer this superbly presented four bedroom detached property situated on the ever popular 'Lang Farm' development. The property boasts a 24'5 x 12'8 kitchen/diner/living space and a pleasant rear garden with decking. The accommodation briefly comprises of an entrance hall, lounge, kitchen/diner, cloakroom, door to part converted garage which now provides a useful utility room, landing, MASTER BEDROOM with BUILT IN WARDROBES and EN-SUITE, three further bedrooms and a family bathroom.

Outside there are gardens and driveway parking. Viewing is a must!!!!



Access to the property is gained via an obscure double glazed door into the entrance hall -

#### ENTRANCE HALL

Two single panel radiators. Coving to ceiling. Stairs rising to first floor landing. Doors to the cloakroom, kitchen/diner and garage. Double doors into the lounge.

#### DOWNSTAIRS CLOAKROOM

Obscure double glazed window to side aspect. Single panel radiator. Low level WC. Pedestal wash hand basin with tiled splash backs.

#### LOUNGE

16'4 into bay x 11'10 (4.98m into bay x 3.61m)

Double glazed bay window to front aspect. Double panel radiator. Feature fireplace. Coving to ceiling. TV Point. Door to kitchen/diner.

#### KITCHEN/DINER

24'5 x 12'8 (7.44m x 3.86m)

Double glazed window, door and patio door to the rear garden. Double panel radiator. Coving to ceiling. Fitted in a modern range of wall and base mounted units with roll top work surfaces over. Single drainer sink with mixer tap over. Space which may be suitable for a range cooker. Built in fridge/freezer and dishwasher. Ceramic tiled flooring to the kitchen area.

Dining area - Laminate style flooring. Feature wall mounted fire. Door to the lounge.

#### FIRST FLOOR LANDING

Obscure double glazed window to side aspect. Single panel radiator. Doors to all bedrooms, bathroom and airing cupboard.

#### BEDROOM ONE

16'3 x 11'4 (4.95m x 3.45m)

Two double glazed window to front aspect. Double panel radiator. Built in wardrobes. Door to en-suite. Coving to ceiling.

#### EN SUITE

Obscure double glazed window to front aspect. Wash hand basin with cupboard under. Low level WC. Tiled double shower cubicle. Heated towel rail. Ceramic tiled flooring. Double panel radiator.

#### BEDROOM TWO

12'10 x 9 (3.91m x 2.74m)

Double glazed window to rear aspect. Single panel radiator. Built in wardrobe.

#### BEDROOM THREE

9'11 x 8'4 (3.02m x 2.54m)

Double glazed window to rear aspect. Single panel radiator.

#### BEDROOM FOUR

10 x 7'4 (3.05m x 2.24m)

Double glazed window to rear aspect. Single panel radiator. Storage cupboard.

#### BATHROOM

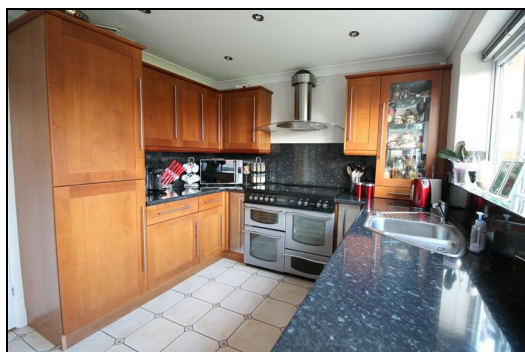
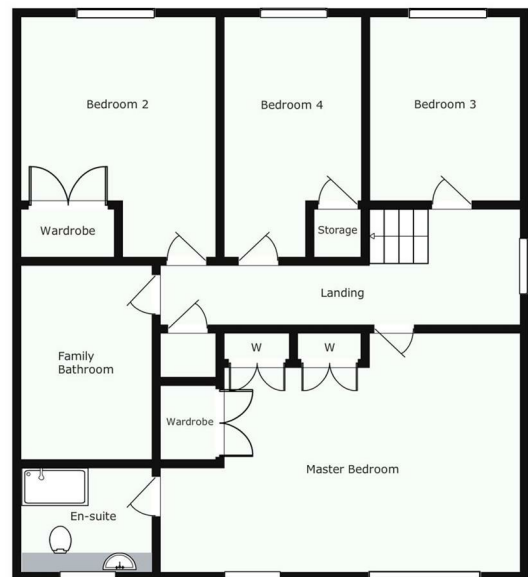
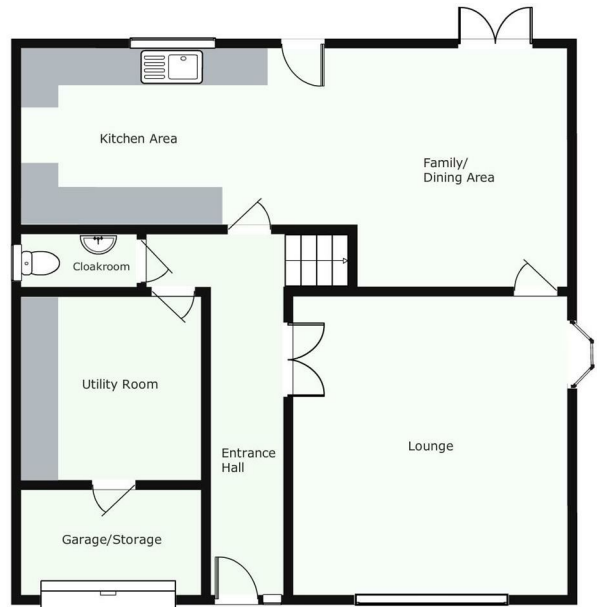
Obscure double glazed window to side aspect. Low level WC. Enclosed panel bath with shower attachment. Pedestal wash hand basin. Double panel radiator. Electric shaver point. Tiled shower cubicle.

#### OUTSIDE

The front garden - Low maintenance front garden with driveway parking and garage. Gated access to the rear.

The rear garden - A pleasant and mature rear garden which is enclosed by brick wall and timber panel fencing. Mainly laid to lawn with a feature decking area. Outside tap. Timber shed.

GARAGE - A part converted garage with storage space to the front and a UTILITY ROOM measuring 9'10 x 7'8 to the rear with access into the entrance hall.



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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.