

Daventry

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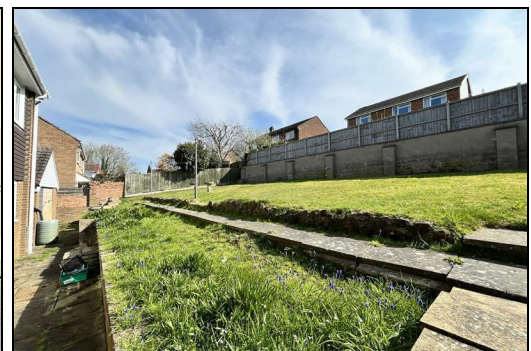
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7 Birkdale Close, Daventry
Northamptonshire NN11 4QA

£410,000



Tucked away in a peaceful cul-de-sac on the desirable Borough Hill in Daventry, this individually built four-bedroom detached family home offers generous living space, modern upgrades, and a fantastic plot-perfect for growing families.

The ground floor features a welcoming lounge with an understairs storage cupboard, a separate dining room ideal for entertaining, and a well-sized kitchen with space for a table. There's also a handy utility room and a cloakroom, adding convenience to daily living.

Upstairs, you'll find four genuine double bedrooms, a family bathroom, and an additional shower room-great for busy mornings or visiting guests.

Outside, the good-sized rear garden runs the full width of the property and also benefits from an additional side patio-ideal for relaxing or hosting summer get-togethers. To the front, a double garage and generous driveway provide ample off-road parking.

The current owners have made thoughtful improvements, including replacing the boiler, updating the carpets, and adding insulation for improved efficiency. The property is in good condition throughout and offers excellent space both inside and out.

Located in a quiet cul-de-sac setting on Borough Hill, this home combines peaceful surroundings with easy access to local amenities, schools, and commuter routes.

A fantastic opportunity to secure a well-maintained, spacious family home in Daventry. Early viewing recommended.

Access to the property is gained via an obscure half panel double glazed door into the entrance hall.

ENTRANCE HALL

Door to the lounge. Sliding door to the cloakroom.

CLOAKROOM

Obscure double glazed window to side aspect. Low level WC. Pedestal wash hand basin.

LOUNGE

L-Shaped

A spacious lounge with the focal point being a feature TV/media wall area.

Double glazed window to the front and double glazed patio door to the side. Two radiators. Generous cupboard space under the stairs. Door to the dining room. Stairs to first floor landing.

DINING ROOM

Double glazed window to the front aspect. Radiator. Door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Double glazed window to the rear aspect. Door to the utility room. Ceramic tiled flooring. Radiator. Fitted in a range of wall and base mounted units with roll top work surfaces over. Sink drainer unit with mixer tap over. Space which maybe suitable for a cooker with extractor fan over. Room for a table and chairs.

UTILITY ROOM

Half panel obscure double glazed door to rear garden with double glazed door to the side. Ceramic tiled floor. Wall and base mounted units and a single drainer sink. Space which may be suitable for white goods.

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom, shower room, airing cupboard and storage cupboard. Access to roof space.

BEDROOM ONE

Double glazed window to front aspect. Radiator. Generous selection of built in wardrobes and blanket cupboards.

BEDROOM TWO

Double glazed window to front aspect. Radiator. Built in double wardrobe.

BEDROOM THREE

Double glazed window to side aspect. Radiator.

BEDROOM FOUR

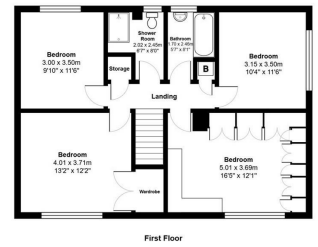
Double glazed window to rear aspect. Radiator.

BATHROOM

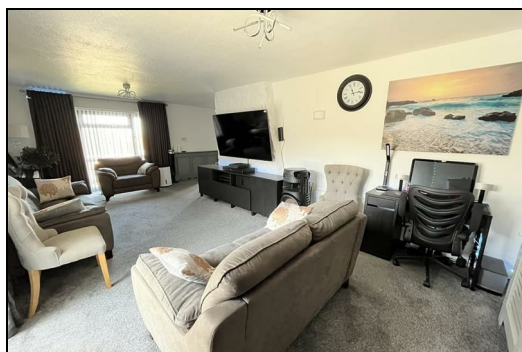
Obscure double glazed window to rear aspect. Enclosed panel bath. Pedestal wash hand basin. Heated towel rail. Fully tiled.

SHOWER ROOM

Obscure double glazed window to rear aspect. Tiled double shower cubicle. Heated towel rail. Low level WC. Fully tiled.



Total Area: 148.0 m² ... 1593 ft²



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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.