

Daventry

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**44 Christchurch Drive, Daventry  
NN11 4RW**

**Guide price £390,000**



**A Captivating & Substantially Improved Detached Family Home**  
 Situated on the Highly Desirable 'Stefen Hill' Development.

This exceptional detached residence has been meticulously upgraded by the current owners to offer a perfect blend of modern luxury and spacious family living. Boasting a prime position within walking distance of Daventry town centre, this home is defined by its bright, expansive interiors and private rear garden with SUMMER HOUSE and TIMBER STORE.

The journey begins through an enclosed storm porch leading into a welcoming entrance hall. The heart of the home is the impressive 22' lounge, a light-filled space featuring a stylish fireplace with an inset log-effect gas fire. Flowing seamlessly from the lounge is a conservatory, offering panoramic views of the garden with twin sets of doors that invite the outside in.

The modern/upgraded kitchen is a chef's delight, featuring high-end integrated Neff appliances (including a double electric oven and ceramic hob). The space is beautifully finished with premium Quartz worktops and matching splashbacks, complemented by sleek inset ceiling spotlights. Adjoining the kitchen is a highly practical utility room, which also boasts Quartz worktops and splashbacks, and houses a hidden, wall-mounted Worcester boiler.

For those who love to entertain, the dedicated dining/family room offers ample space for both a large table and additional soft seating, creating a versatile social hub.

The first floor continues to impress with four generous DOUBLE BEDROOMS. The Principal Bedroom overlooks the private rear garden.

The Family Bathroom: A refitted, contemporary four-piece suite featuring a large walk-in shower cubicle and a deep panelled bath and recently replaced vanity unit and WC.

The Shower Room: A superb secondary shower room with a modern white suite, perfect for a busy household.

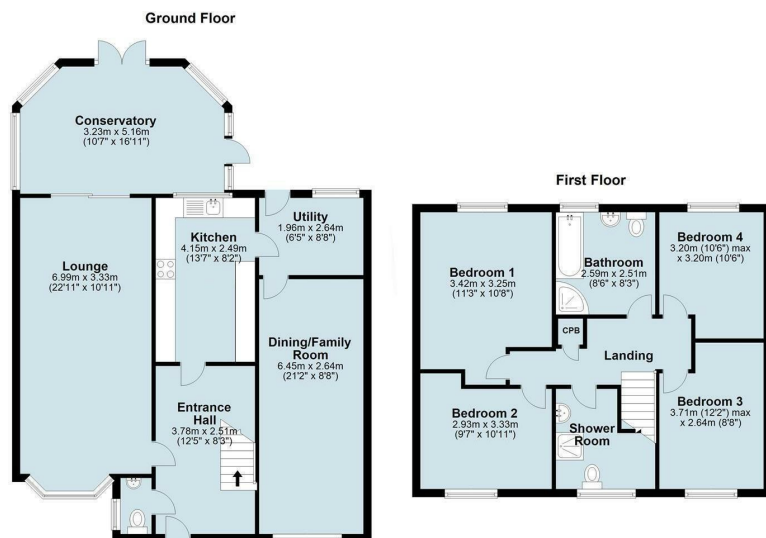
The exterior spaces have been designed for maximum enjoyment with minimum effort.

The Front: Ample off-road parking for 2/3 vehicles, framed by established mature shrubs.

The Rear Garden: A true showstopper. This South Westerly facing aspect is private and low-maintenance. It features a sweeping paved terrace, steps leading to a pristine artificial lawn, and a further raised patio.

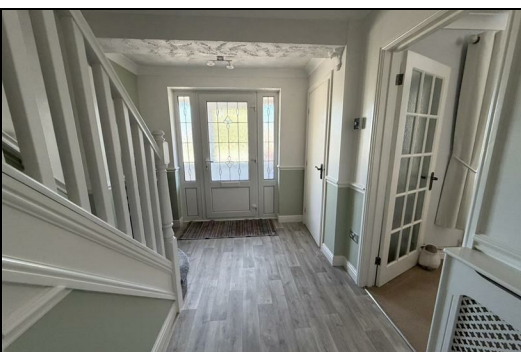
The Extras: The garden is completed by a charming summer house, a large timber store, and an additional timber shed.

Stefen Hill offers the rare convenience of being less than a 5-minute stroll from Daventry town centre. Enjoy bustling local markets, independent coffee shops, and supermarkets all within walking distance. For nature lovers, the scenic trails of Daventry Country Park and Drayton Reservoir are just a stone's throw away.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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.