



**10 Arnall Crescent, Daventry
Northamptonshire NN11 9AY**

£215,000



Situated on the ever-popular Headlands development, this superbly presented end-of-terrace home has been significantly improved by the current owners and offers generous, well-balanced accommodation ideal for modern family living.

The property benefits from a recently replaced 'Glow-Worm' combination boiler and new radiators throughout, ensuring both comfort and efficiency. The accommodation is entered via a welcoming entrance hall and comprises a bright and inviting lounge, alongside a separate dining room with a patio door opening onto the rear garden - perfect for everyday living and entertaining. The kitchen is fitted in a range of wall and base mounted units and benefits from a recently replaced UPVC door providing direct garden access.

To the first floor, the landing leads to three well-proportioned bedrooms, with the master and guest bedrooms both being generous doubles featuring built-in wardrobes, complemented by a spacious third bedroom and a modern family bathroom.

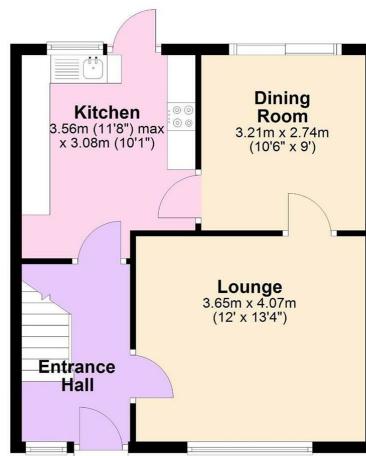
Externally, the property boasts pleasant gardens to both the front and rear, further enhancing its appeal. Well presented throughout and ready to move into, this home would make an excellent first-time purchase or an ideal family home.

Early viewing is highly recommended to fully appreciate the quality and location on offer.

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Ground Floor



First Floor

