

Daventry

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**4 Daisy Road, Daventry
Northamptonshire NN11 4FY**

Guide price £340,000

*** A STUNNING three bedroom detached home built AVANT HOMES to their popular Newton design *** Situated on GENEROUS PLOT with superb OPEN PLAN LIVING downstairs *** HIGH SPECIFICATION throughout *** Single garage and off road parking *** Popular development located close to the town centre ***



A beautifully presented detached family home recently built by Avant Homes to their popular Newton design. The property features modern open plan kitchen/diner with integrated appliances which opens into a light and airy living space. The area extends through bi-fold doors, into the south facing rear garden. Upstairs there are three well proportioned bedrooms, with en suite to master and a family bathroom.

Location - Daventry town centre is an easy walk away from this property at Danetre Place, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.

Ground Floor - A spacious, light and airy hallway flowing into a superb open plan kitchen, dining area and living room. Downstairs cloakroom.

The kitchen area is fitted in a range of high quality cabinets with a comprehensive range of integrated appliances including oven, combination microwave oven, fridge and freezer and dishwasher. There is also a four-ring hob under and extractor hood. This area has ample space for dining and there are bi fold doors leading into the garden. There is a further separate sitting area.

First Floor - A spacious landing provides access to all rooms. The master bedroom has fitted and mirror fronted wardrobes and features a stylish contemporary en- suite which is fully tiled with WC wash basin with storage under and double shower cubicle.

There are two further good sized bedrooms and matching family bathroom, also fully tiled and with WC wash basin and bath with waterfall shower over.

Outside - The front is off road parking a standing in front of the single integral garage. The rear garden is south facing. There is a large patio areas leading to the reminder of the garden which is laid to lawn. The garden is enclosed by close boarded fencing.

PLEASE NOTE: Current council tax band is D.



GROUND FLOOR			
Live - Eat	3.10m x 6.77m	10'2" x 18'11"	
Relax	3.00m x 4.76m	9'10" x 15'5"	
WC	1.70m x 1.70m	5'7" x 5'6"	
Garage	3.21m x 6.00m	10'6" x 19'8"	

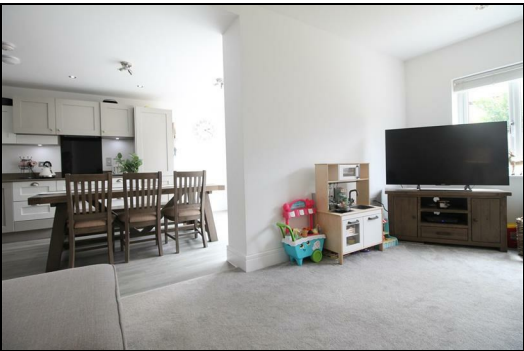
* Maximum dimensions
† Including stairs



FIRST FLOOR			
Bedroom 1	3.29m x 3.02m	10'10" x 9'11"	
Shower	2.40m x 2.01m	7'10" x 6'7"	
Bedroom 2	3.10m x 3.39m	10'2" x 11'1"	
Bedroom 3	3.10m x 2.00m	10'2" x 6'7"	
Bathroom	1.70m x 2.29m	5'7" x 7'6"	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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NAEA

Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

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.