

Daventry

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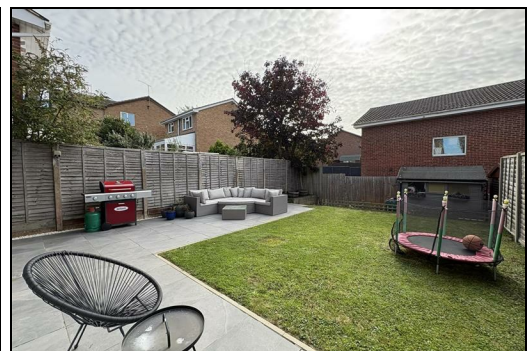
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10 Greyfriars Road, Daventry
NN11 4RS

£300,000



Stonhills' are delighted to present this beautifully presented three-bedroom family home, ideally situated in the ever-popular 'Stefen Hill' area of Daventry.

The ground floor offers an entrance hall, a cloakroom, a spacious lounge/diner filled with natural light, and a modern fitted kitchen with direct access to the garden. In addition, there is a useful utility room and a versatile reception room, currently used as storage but equally well-suited as a fourth bedroom, home office, or playroom.

Upstairs, you will find two generous double bedrooms, a good-sized single bedroom, and a stylish family bathroom complete with both a bath and separate shower.

The rear garden is designed for both relaxation and practicality, mainly laid to lawn with a patio and a large shed/workshop providing excellent storage. To the front of the property, there is double width driveway parking for several vehicles.

The location is a real advantage, with Daventry's excellent transport links to the A45, M1 and A5 close at hand, along with local amenities including a convenience store, park, and both primary and secondary schools all within walking distance.

Room Dimensions:

Lounge: 4.35m x 3.35m (14'3" x 11'0") - A stylish, dual-aspect lounge, partially open-plan with the dining area.

Dining Room: 2.75m x 2.72m (9'0" x 8'11") - With double doors to the patio, perfect for family dining.

Kitchen: 2.40m x 3.02m (7'10" x 9'11") - Modern fitted kitchen with gas hob, electric oven and access to the garden.

Family Room/Bedroom 4: 3.85m x 2.40m (12'8" x 7'10") - Flexible converted garage space, previously used as a bedroom and family room.

Utility Room: 1.25m x 2.40m (4'1" x 7'10") - With boiler, appliance space and storage.

Downstairs W/C - Neatly tucked under the stairs.

Bedroom 1: 3.65m x 3.25m (12'0" x 10'8") - Spacious master bedroom with neutral décor.

Bedroom 2: 3.45m x 3.35m (11'4" x 11'0") - Second generous double bedroom.

Bedroom 3: 2.56m x 2.60m (8'5" x 8'6") - Ideal as a single bedroom, nursery, study or dressing room.

Bathroom: Modern family bathroom with bath, separate shower and airing cupboard.



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanIt.

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		



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.