

Daventry

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15 Buttercup Drive, Daventry
Northamptonshire NN11 4FW

£400,000



An immaculate presented four bedroom detached property recently built by Avant Homes. The property has been finished to a high standard throughout with bespoke fittings. Situated on a small exclusive development comprises hall, lounge, utility, cloakroom, large open plan kitchen/dining/family room with bi-folding doors to the spacious garden. There are four bedrooms to the first floor and en-suite bathroom.

EPC Rating: B. Council Tax Band: E.

LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

THE ACCOMMODATION COMPRISES

FRONT

Entrance via obscure double glazed door with windows either side.

HALL

Double glazed window to front elevation. Radiator. Ceramic tiled floor. Doors to downstairs rooms. Stairs rising to first floor landing.

LOUNGE 4.02m (13.2) x 2.99m (9.8)

Double glazed window to front elevation. Radiator.

KITCHEN/DINER/FAMILY ROOM 8.25m (27'1) x 7.06m (23'2) Max

Double glazed window to side elevation. Double glazed French door to garden. Bi-fold doors to garden. Two radiators. Fitted with a range of wall mounted and base levelled cupboards and drawer units. Silestone work surfaces and upstands. Stainless steel single drainer sink unit with mixer tap over. Built in oven and microwave and warming drawer, fridge freezer and dishwasher. Induction hob and extractor fan over. Space for white goods. Door to utility.

UTILITY 1.86m (6.1) x 1.46m (4.8)

Ceramic tiled floor. Space for white goods. Door to cloak room and garage. Silestone work surfaces and upstands. Stainless steel single drainer sink unit with mixer tap over.

CLOAKROOM 1.86m (6.1) x 1.55m (5.1)

Obscure double glazed window to side elevation. Radiator. Low level WC, pedestal hand wash basin with mixer tap over. Ceramic tiled floor.

LANDING

Double glazed window to front elevation. Radiator. Double storage cupboard. Doors to first floor accommodation.

BEDROOM ONE 3.63m (11.9) x 3.99m (13.10)

Double glazed window to front elevation. Radiator. Built in cupboards. Doors to en-suite.

EN SUITE 1.43m (4.7) x 2.50m (8.2)

Obscure double glazed window to side elevation. Ceramic tiled floor, fully tiled. Built in cupboards. Low level WC, pedestal hand wash basin, double shower cubicle. Built in cupboard. Stainless steel heated towel rail.

BEDROOM TWO 2.47m (8.1) x 4.42m (14.5)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.44m (11.3) x 3.14m (10.3)

Double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.29m (7.5) x 3.81m (12.5)

Double glazed window to rear elevation. Radiator.

BATHROOM 2.19m (7.2) x 1.92m (6.3)

Obscure double glazed window to side elevation. Ceramic tiled floor. Three piece white suite comprising low level WC, pedestal hand wash basin with mixer tap over and bath with shower over. Tiling to splash backs areas.

OUTSIDE

FRONT GARDEN

Pathway leading to front door. Double width driveway leading to garage. Mainly laid to lawn with mature shrubs and tree



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.