

Daventry

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**56 Hidcote Way, Daventry
Northamptonshire NN11 8AE**

£269,950

*** Three bedroom townhouse *** MASTER BEDROOM with EN-SUITE and DRESSING AREA *** GARAGE and DRIVEWAY *** Ground floor cloakroom *** Kitchen with built in appliances and BREAKFAST BAR *** Lounge with patio doors to the garden *** Gas to radiator heating *** Double glazing *** Well presented ***



Access to the property is gained via hardwood entrance door with inset opaque double glazed panels into.....

ENTRANCE HALL -

Stairs ascending to the first floor accommodation. Radiator. Thermostat control. Doors to the lounge/diner, kitchen/breakfast room and the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM -

Comprise of a low level WC and a pedestal wash hand basin with tiling to splash backs. Radiator.

KITCHEN/BREAKFAST ROOM 16'6" x 7'10" -

Double glazed window to the front aspect. Fitted kitchen to comprise of a stainless steel drainer/sink unit with mixer tap over and built in unit under. Matching range of base, wall and drawer units. Roll edge work surface with tiling to splashbacks. Cupboard housing the boiler. Built in cooker and hob with extractor hood over. Space and plumbing for a dishwasher, washing machine and fridge freezer. Radiator. Breakfast bar.

LOUNGE/DINER 13'9" x 13'1" -

Double glazed French doors to the rear garden. Radiator. TV and telephone points.

FIRST FLOOR LANDING -

Double glazed window to the front aspect. Doors to bedrooms one and three. Further door to the family bathroom. Radiator. Stairs ascending to the second floor landing.

BEDROOM TWO 13' x 12'6" -

Two double glazed windows to the rear aspect. Radiator. Built in mirror fronted triple wardrobe.

BEDROOM THREE 11' x 6'2" -

Double glazed window to the front aspect. Radiator.

FAMILY BATHROOM -

Fitted in a white three piece suite to comprise of a low level WC, pedestal wash hand basin and a paneled bath. Tiling to splashback areas. Radiator.

SECOND FLOOR LANDING -

Radiator. Door to the master bedroom.

MASTER BEDROOM 17'8" x 12'10" -

Two velux windows to the rear aspect. Dressing area with built in triple wardrobe. Radiator. Door to storage/airing cupboard. Further door to the en suite. Access to loft space.

EN-SUITE -

Obscure double glazed window to the front aspect. Fitted in a white three piece suite to comprise of a low level WC, pedestal wash hand basin and a fully tiled double width shower cubicle with a fitted electric shower. Further tiling to splashback areas. Heated towel rail.

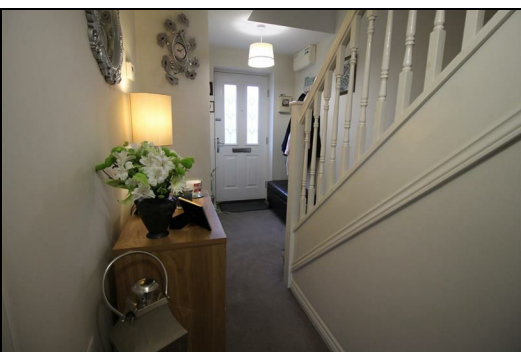
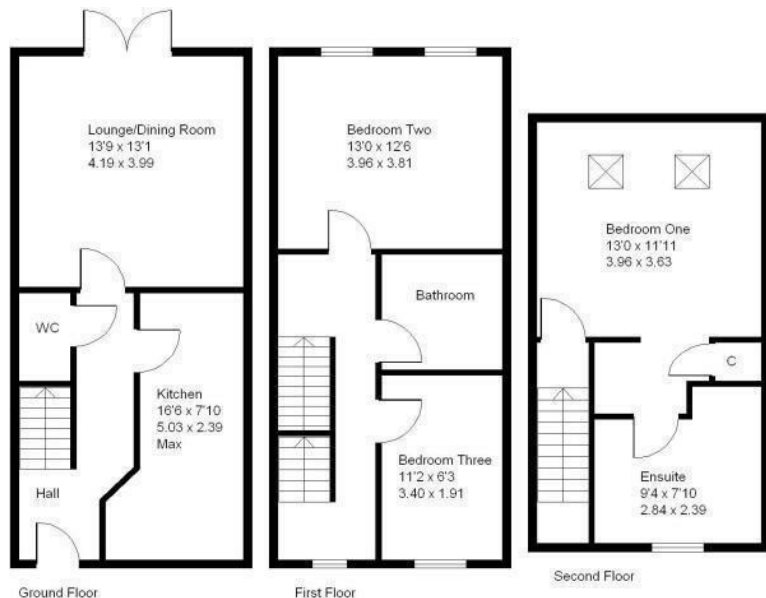
OUTSIDE -

The front garden; Path to the entrance door.

The rear garden ; A pleasant and well maintained rear garden which is enclosed by timber panel fencing to boundaries. Patio area and mainly laid lawn with well stocked flower and shrub borders. Gated access to the GARAGE and DRIVEWAY.

Single garage (located to the rear of the property) ; Up and over door. There is a parking space to the front of the garage.

PLEASE NOTE : CURRENT COUNCIL TAX BAND IS D.



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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.