

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



5 Carisbrooke Way, Daventry

NN11 2PR

£435,000



Location

Monksmoor is located to the north-eastern edge of Daventry and sits between the Grand Union Canal and Daventry Country Park. The development boasts a brand new primary school and in due course will offer a local centre with shops. Daventry itself boasts Waitrose, Tesco and Aldi supermarkets, along with various other high street shops and stores. In addition there is a leisure centre including swimming pool, gym, keep fit classes and various other activities. Daventry town is conveniently situated for many major road networks to include the A45, A5, A14, M1, M6 and M40 as well as train services from Rugby, Long Buckby and Northampton with services to London Euston.

A SUPERB FAMILY HOME IN A FANTASTIC LOCATION LOOKING STRAIGHT ONTO DAVENTRY COUNTRY PARK WITH THE BENEFITS OF THREE RECEPTION ROOMS, HIGH SPEC KITCHEN/BREAKFAST ROOM, MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER, GUEST BEDROOM WITH EN-SUITE, SINGLE GARAGE AND AN ENCLOSED REAR GARDEN.

Further features include four double bedrooms, a ground floor cloakroom/WC, gas radiator heating, UPVC double glazing and off-road parking for at least two cars.

Ground Floor

Enter into a welcoming entrance hall with wood effect flooring, stairs to the first floor with cupboard under, further coats cupboard and the high specification cloakroom/WC. The study is dual aspect with the bay window overlooking Daventry Country Park. The dining room has ample space for a large table and sideboard unit and also has views over the country park. The living room is dual aspect with windows to 2 sides and double doors to the rear garden and the kitchen/breakfast room has been fitted with contrasting units and worksurfaces and includes an integrated electric double oven, four ring gas hob, cooker hood, fridge/freezer and dishwasher. There is also wood effect flooring, downlighting and double doors to the rear garden.

First Floor

A central landing offers a dual airing/storage cupboard and access to the loft space. The master bedroom is a large double overlooking the country park and includes a separate dressing area with fitted wardrobes and a high specification en-suite, which includes a wash hand basin, WC and walk-in double shower cubicle with mains fed shower system. Bedroom two is also a large double with space for wardrobes and an en-suite which includes a wash hand basin, WC and walk-in double shower cubicle with mains fed shower system. Bedroom three is a large double with ample space for wardrobes, bedroom four a small double and both have views directly overlooking the country Park. The family bathroom is fitted with a high specification suite including a wash hand basin, WC and bath with mains fed shower system over.

Outside

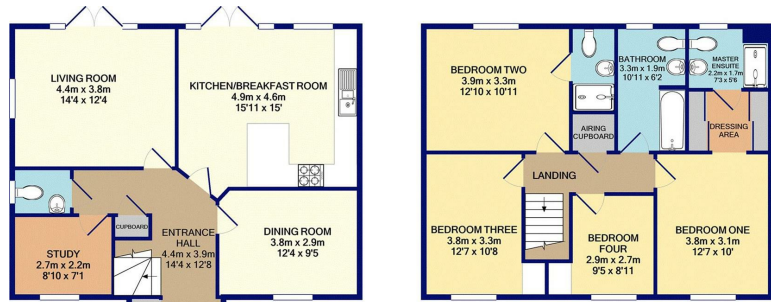
The front garden has neat shrubs and bushes along with a paved path to the entrance door and the gate through to the rear. The rear garden has an adjacent paved patio area and lawn with flower and shrub borders and is enclosed by timber fence panels with an outside tap and side gate.

Parking

A tarmac driveway provides off-road parking for two cars and leads to a detached single garage with up and over door, power points and lighting and loft storage space.

EPC Band B.

Council Tax Band E.



GROUND FLOOR APPROX. FLOOR AREA 68.4 SQ.M. (736 SQ.FT.)

1ST FLOOR APPROX. FLOOR AREA 65.6 SQ.M. (706 SQ.FT.)

TOTAL APPROX. FLOOR AREA 134.0 SQ.M. (1442 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrepro ©2021

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.