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# Buildwas Close, Daventry, NN11 2PF

£325,000 Semi-Detached

3 2 1



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Department: Sales

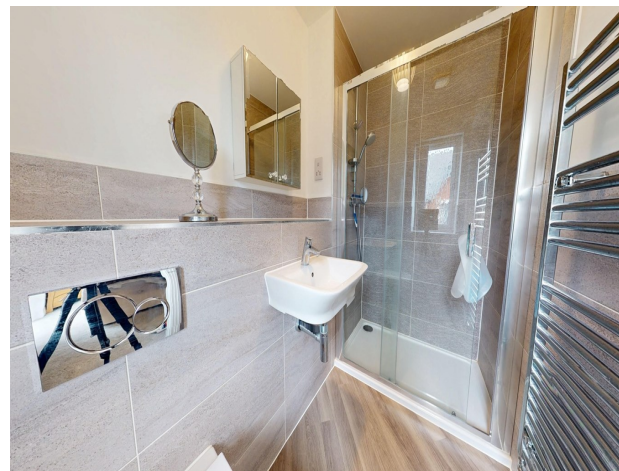
Tenure: Freehold



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## Property Summary

A well presented three bedroom property offering a modern living design with downstairs cloakroom, family bathroom, en-suite shower room and garage.

## Features & Utilities

- ✓ Three Bedroom Property
- ✓ Semi-Detached
- ✓ Open Plan Living/Dining/Kitchen Area
- ✓ Garage
- ✓ WC
- ✓ Ample Storage Options
- ✓ Off Road Parking
- ✓ En-Suite to Main Bedroom
- ✓ Enclosed Rear Garden
- ✓ No Onward Chain

# Property Overview

A well presented three bedroom property offering a modern living design with downstairs cloakroom, family bathroom, en-suite shower room and garage. Located on the very desirable Monksmoor Estate close to local amenities, schools, country park and canal walks. The accommodation comprises entrance hall, WC, open plan living/dining/kitchen with built in appliances and French doors opening to the garden, to the first floor are three double bedrooms, family bathroom and en-suite to main bedroom. Outside, there is a garage and enclosed rear garden with lawn and patio seating area. EPC Rating B. Council Tax Band C.

## ENTRANCE HALL

Access via composite door. Radiator. Laminate flooring. Access to WC. Open plan lounge/kitchen area.

## WC

uPVC double glazed obscure window to front elevation. Radiator. Laminate flooring. Low level WC. Wall mounted wash hand basin with tiling to splashback areas.

## LOUNGE/KITCHEN/DINING AREA 9.43m x 5.19m (30'11" x 17')

uPVC double glazed window to front and side elevation. uPVC double glazed French doors to rear elevation. A range of wall mounted and base level units. Stainless steel one and half sink and drain with stainless steel mixer tap. Work surface over. Integrated appliances fridge freezer, washing machine and dishwasher, double oven, induction hob and extractor hood. Laminate flooring. Understairs storage. Two radiators.

## FIRST FLOOR LANDING

Access to bedrooms and bathroom Access to loft space with floored storage. Over-stairs storage cupboard. Airing cupboard housing boiler.

## BEDROOM ONE 2.57m x 3.56m (8'5" x 11'8")

Full height uPVC double glazed window to front elevation. Radiator. Built in wardrobes. Access to en-suite.

## EN-SUITE 2.55m x 1.48m (8'4" x 4'10")

uPVC double glazed obscure window to front elevation. Half height tiling. Double shower cubicle. Chrome heated towel rail. Wall mounted wash hand basin. Low level WC. Laminate flooring.

#### **BEDROOM TWO 3.81m x 2.69m (12'6" x 8'10")**

uPVC double glazed window to rear elevation. Radiator.

#### **BEDROOM THREE 3.17m x 2.36m (10'5" x 7'9")**

uPVC double glazed window to rear elevation. Radiator.

#### **BATHROOM 2.08m x 1.98m (6'10" x 6'6")**

uPVC double glazed obscure window to side elevation. Laminate flooring. Wall mounted low level WC. Bath with shower over. Half height tiling to walls. Chrome heated towel rail.

#### **OUTSIDE**

##### **FRONT GARDEN**

Block paved driveway with parking for two cars. Direct access to garage. Lawned area with mature shrubs. Block paved pathway to front door.

##### **REAR GARDEN**

Enclosed by wooden fence panelling. Large patio entertainment area. Rear access to garage. Raised lawn area with mature shrubs.

#### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### **MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C  
EPC Rating – B  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Driveway, Single Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

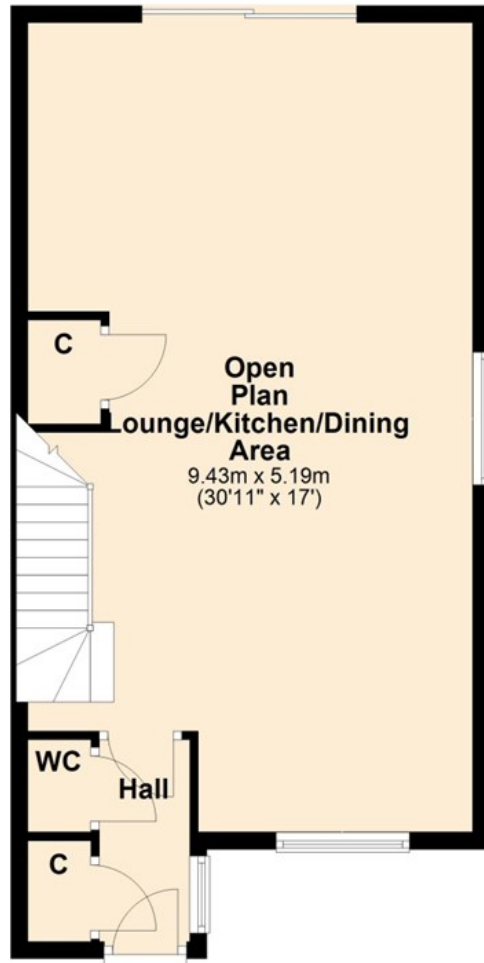
### AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

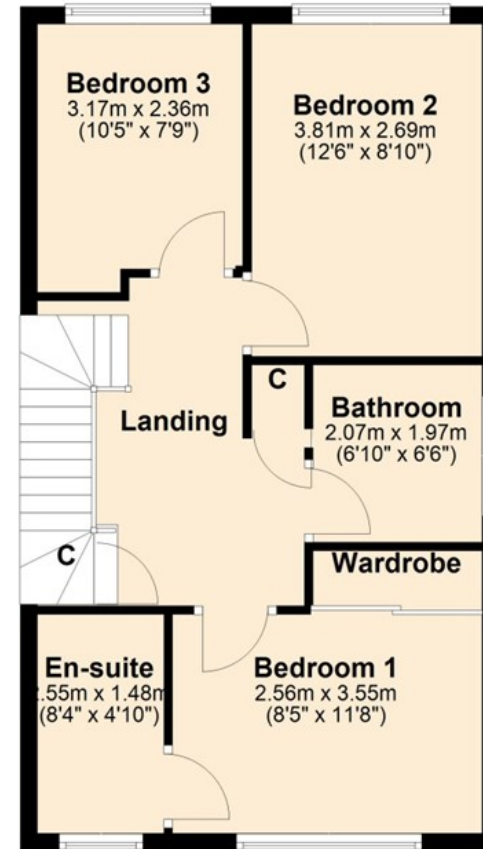
## Ground Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



## First Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



Total area: approx. 100.2 sq. metres (1078.1 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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