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# Coombe Close, Monksmoor Estate, Daventry, NN11 2PW

£330,000 Semi-Detached

3 2 1



Department: Sales

Tenure: Freehold

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## Property Summary

A well-presented and spacious, three bedroom property, showcasing a modern living design with WC, family bathroom, en-suite shower room and garage.

## Features & Utilities

- ✓ Three Bedroom Semi Detached House
- ✓ EV Car Charge Point
- ✓ Open Plan Living
- ✓ Desirable Location
- ✓ Study/Play Area
- ✓ Garage With Electric Door
- ✓ Multiple Off Road Parking
- ✓ Enclosed Rear Garden
- ✓ En-Suite
- ✓ Dressing Area

# Property Overview

A well-presented and spacious, three bedroom property, showcasing a modern living design with WC, family bathroom, en-suite shower room and garage. Located on the very desirable Monksmoor Estate, on the doorstep of the countryside providing country walks and local amenities. 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 two double bedrooms and a family bathroom, to the second floor is the main bedroom, with walk in dressing area and en-suite. Outside, there is a garage adjacent to the property with a driveway providing off road parking for several cars, enclosed rear garden and low maintenance frontage. EPC Rating: B. Council Tax Band: D.

## HALL

Access via composite door. Porcelain ceramic tiling flooring. Staircase rising to first floor landing. Access to WC and lounge.

## WC

Double glazed obscure window to front elevation. Radiator. Suite comprising low level WC and wall mounted sink. Tiling to splash back areas.

## OPEN PLAN LIVING 9.79m x 4.70m (32'1 x 15'5)

### LOUNGE/DINING AREA:

uPVC double glazed windows to rear and side elevations and uPVC French doors to access the garden. Porcelain ceramic tiling flooring. Two radiators.

### KITCHEN AREA:

uPVC double glazed window to front elevation. A range of base and wall units. Gas hob and extractor hood. Stainless steel sink and drainer. Space for white goods. Integrated fridge/freezer, dishwasher and high level double oven. Porcelain ceramic tiling .

## FIRST FLOOR LANDING

Radiator. uPVC double glazed window to front elevation. Stairs leading to second floor landing. Access to two bedrooms, airing cupboard and bathroom.

## BEDROOM THREE 4.11m x 2.49m (13'6 x 8'2)

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM TWO 3.70m x 2.49m (12'2 x 8'2)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

Obscure uPVC double glazed window to side elevation. Suite comprising low level WC, wall mounted sink and bath with shower overhead. Amtico flooring. Tiling to splash back areas. Heated towel rail.

### **SECOND FLOOR LANDING**

Boiler cupboard. Access to:

### **BEDROOM ONE 5.78m x 3.56m (19'0 x 11'8)**

Floor to ceiling uPVC double glazed window to front elevation. Built in dressing area/wardrobes. Radiator. Access to en- suite. Eaves storage.

### **EN-SUITE**

Amtico flooring, wall mounted sink, low level w/c, double shower cubicle, Velux window, heated towel rail and tiling to splash areas.

### **OUTSIDE**

#### **FRONT GARDEN**

Low maintenance front garden comprising of pebbles and small shrubs, patio walkway to front door. Driveway, direct access to garage with electric door and side access to garden.

#### **GARAGE**

Electric up and over door. Power and light connected.

#### **REAR GARDEN**

Fully enclosed by wooden panels, patio area to rear of garage, access to garage, rear access to driveway and lawned area.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Yes

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

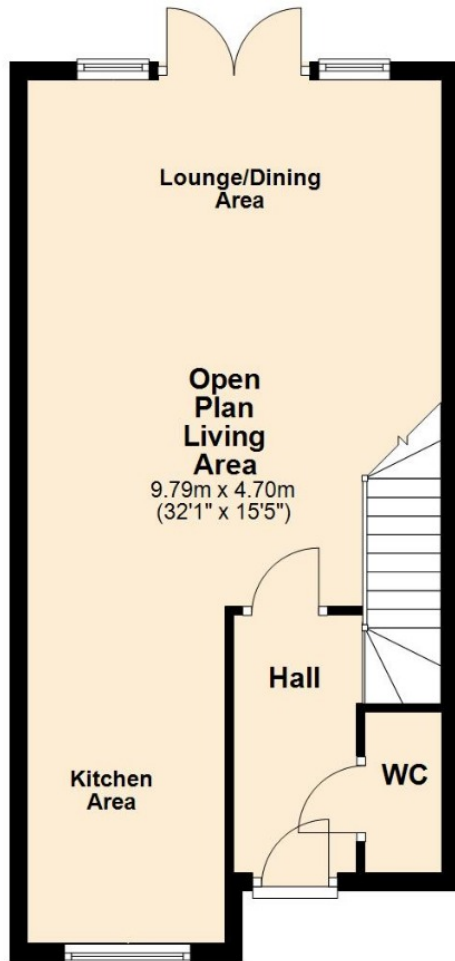
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

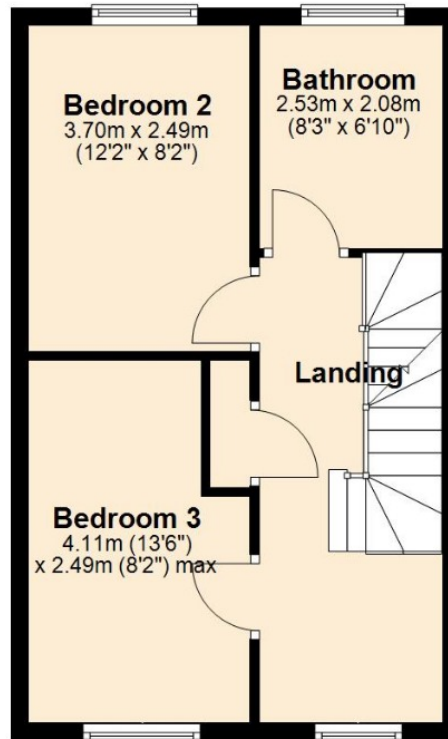
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

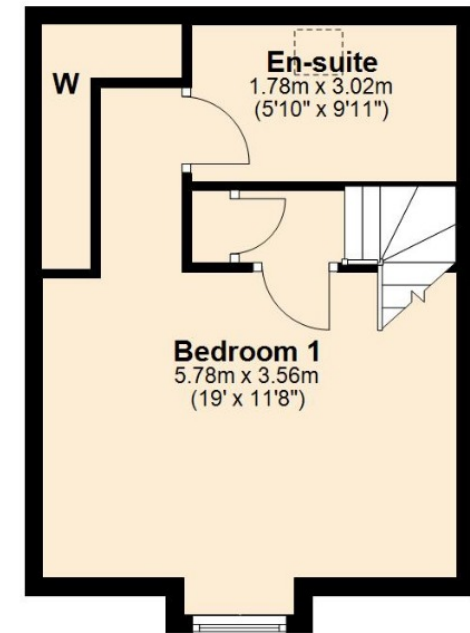
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 111.1 sq. metres (1196.3 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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