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## Croxden Way, Daventry, NN11 2PD

£315,000 - Offers Over Semi-Detached



Department: Sales

Tenure: Freehold



**Jackson Grundy Estate Agents - Daventry**

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## Property Summary

A well presented and spacious, 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 canalwalks.

## Features & Utilities

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Off Road Parking
- ✓ Modern Throughout
- ✓ En-Suite To Bedroom One
- ✓ Open Plan Lounge/Kitchen
- ✓ WC
- ✓ Sought After Location
- ✓ NHBC Warranty
- ✓ Garage

# Property Overview

A well presented and spacious, 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, off road parking for several cars, frontage and enclosed rear garden with lawn and patio seating area. EPC Rating: B. Council Tax Band: C

## ENTRANCE HALL

Access via composite door. Access to W/C and lounge.

## WC

uPVC double glazed window to front elevation. Suite comprising WC and wash hand basin. Tiled splash back. Radiator.

## LOUNGE/DINING ROOM 6.87m x 5.18m (22'6 x 17'0)

Access to first floor via staircase. uPVC double glazed bay window to side elevation. uPVC double glazed French doors to rear elevation. Radiator. Under stairs storage.

## KITCHEN 2.57m x 2.86m (9'5 x 9'4)

uPVC double glazed window to front elevation. Integrated appliances. Built in oven, hob and extractor. A range of base and wall units. Sink and drainer.

## FIRST FLOOR LANDING

Radiator. Storage cupboard. Airing cupboard. Radiator. Access to all bedrooms.

## BEDROOM ONE

UPVC Double glazed window to front elevation, built in wardrobes, access to ensuite, radiator

## EN-SUITE 2.75m x 1.61m (9'0 x 5'3)

uPVC double glazed window to front elevation. Chrome heated towel rail. Suite comprising WC, wash hand basin with tiled splash back and double shower cubicle.

## **BATHROOM**

uPVC obscure double glazed window to side elevation. Chrome heated towel rail. Suite comprising WC, wash hand basin and bath with shower.

## **BEDROOM TWO 3.66m x 2.68m (12'0 x 8'10)**

uPVC double glazed window to rear elevation. Radiator.

## **BEDROOM THREE 3.18m x 2.37m (10'5 x 7'9)**

uPVC double glazed window to rear elevation. Radiator.

## **OUTSIDE**

### **FRONT GARDEN**

Off road parking for several vehicles. Direct access to garage and side access to rear garden.

### **REAR GARDEN**

Patio stretching across width of property. Side access to driveway. Mainly laid to lawn.

### **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 – No

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).

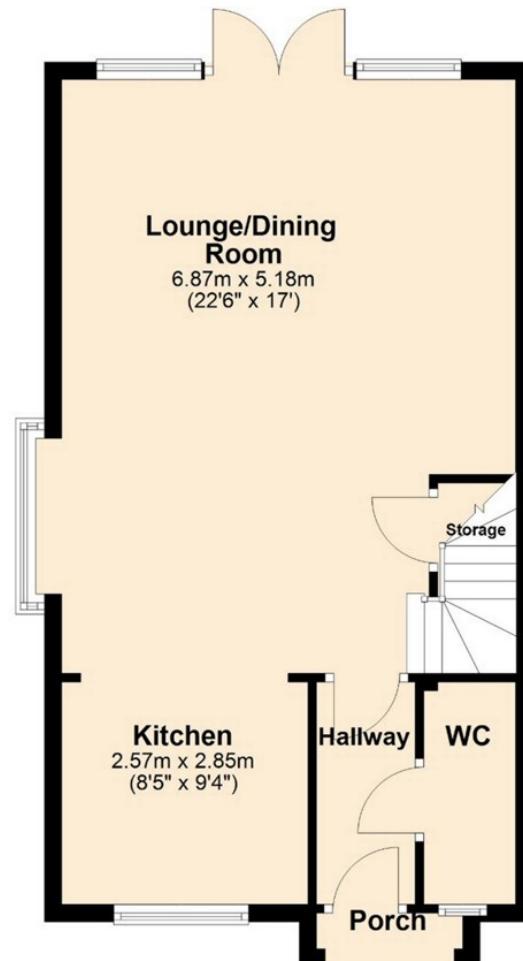
#### **AGENTS NOTES**

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

Approx. 50.5 sq. metres (543.4 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 95.5 sq. metres (1027.7 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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