



www.jacksongrundy.com

Croxden Way, Monksmoor, Daventry, NN11 2PD

£410,000 Detached

4 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

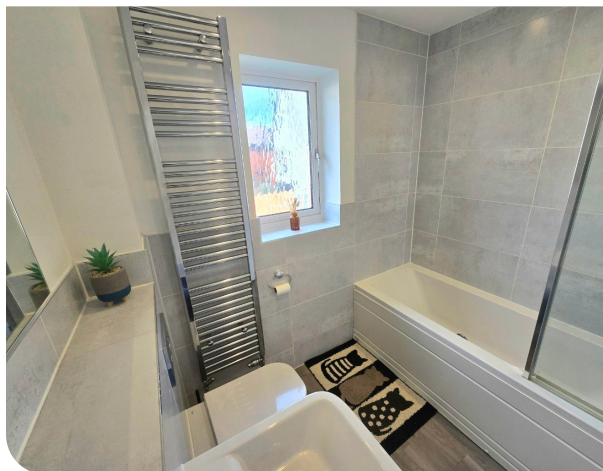
Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk





Property Summary

A prominent and elegant four bedroom house in immaculate condition with 20ft+ kitchen/diner and a 20ft+ lounge, set in in the highly desirable residential area of Monksmoor.

Features & Utilities

- ✓ Four Bedrooms
- ✓ Detached Family Home
- ✓ Immaculate Condition
- ✓ 20ft Lounge
- ✓ Garage
- ✓ 20ft Kitchen/Dining Room
- ✓ Downstairs WC
- ✓ Multiple Off Road Parking Space
- ✓ En-Suite To Bedroom One
- ✓ Desirable Location

Property Overview

A prominent and elegant four bedroom house in immaculate condition with 20ft+ kitchen/diner and a 20ft+ lounge, set in in the highly desirable residential area of Monksmoor. The accommodation comprises entrance hall with doors to WC, kitchen/ diner, utility room and living room with French doors leading to an enclosed private rear garden. To the first floor are four bedrooms, en-suite to main and a family bathroom. Outside is an enclosed rear garden, low maintenance frontage, garage and off road parking. The property is close to local walks, schools and other amenities. Early viewing advised. EPC Rating: B. Council Tax Band: E

ENTRANCE HALL

Obscure double glazed composite entrance door. Doors to:

WC 1.32m x 1.19m (4'4 x 3'11)

Low level WC and pedestal wash hand basin. Radiator. Luxury vinyl flooring.

LOUNGE 6.18m x 3.31m (20'3 x 10'10)

uPVC double glazed French doors with matching side panels. Two uPVC double glazed windows to front and side elevations. Radiator. Amtico flooring.

OPEN PLAN KITCHEN/DINING ROOM 6.18m x 3.28m (20'3 x 10'9)

Dual aspect uPVC double glazed windows to front and rear elevations. Amtico flooring. Range of wall and base level units with roll top work surfaces. High level electric double oven. Gas hob with extractor over. Dishwasher and fridge freezer. Stainless steel sink and drainer with stainless steel mixer tap. Splash back to splash areas. Radiator.

FIRST FLOOR LANDING

Access to loft space. Cupboard. Radiator. Door to:

BEDROOM ONE 3.39m x 3.33m (11'1 x 10'11)

Double glazed windows to front and side elevations. Radiator. Double built in wardrobe. Door to:

EN-SUITE 1.60m x 2.26m (5'3 x 7'5)

Double glazed obscure window to rear elevation. Low level WC. Vanity sink unit. Double shower cubicle. Tiling to splash back areas.

BEDROOM TWO 2.79m x 3.39m (9'2 x 11'1)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.29m x 3.37m max (10'9 x 11')

Dual aspect with feature full height uPVC double glazed windows to front and side elevations. Radiator.

BEDROOM FOUR 2.68m x 2.40m (8'10 x 7'10)

Feature full height uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.73m x 2.23m (5'8 x 7'4)

uPVC obscure double glazed window to front elevation. Stainless steel heated towel rail Low level WC. Pedestal wash hand basin. Bath with shower over. Tiling to splash back areas. Amtico flooring. Smart mirror.

OUTSIDE**FRONT**

Driveway providing off road parking for multiple cars and garage. Pathway to front door. Gravelled frontage.

REAR

Enclosed by wooden panelled fencing. Patio entertainment section. Mainly laid to lawn. Shed. Gated access to driveway and garage.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains
Sewage Supply – Mains
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
Parking – Yes
Accessibility – Ask Agent
Right of Way – Ask Agent
Restrictions – Ask Agent
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>
Property Construction – Brick
Outstanding Building Work/Approvals – No

DRAFT DETAILS

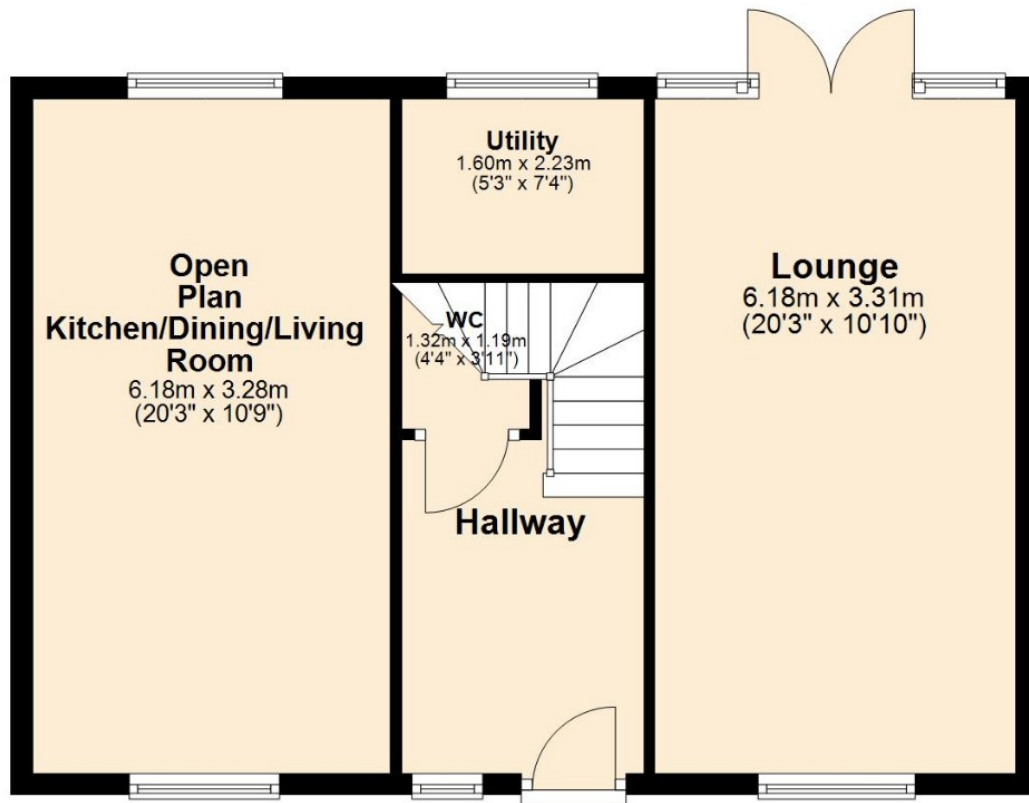
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

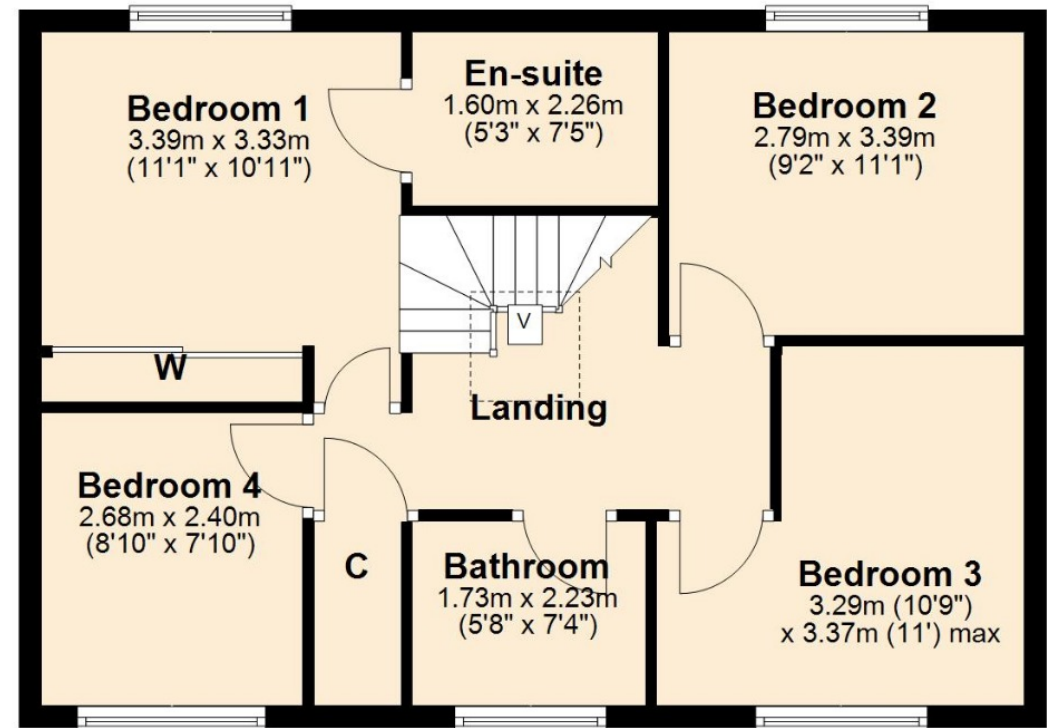
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



Total area: approx. 111.1 sq. metres (1195.7 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk

