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# Croxden Way, Monksmoor, NN11 2PD

£450,000 Detached

4 2 1



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Department: Sales

Tenure: Freehold



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## Property Summary

An exceptional and beautifully appointed four bedroom residence, finished to an immaculate standard and designed for refined modern living.

## Features & Utilities

- ✓ Four Bedrooms
- ✓ Detached Family Home
- ✓ Single Garage
- ✓ Spacious Lounge
- ✓ Kitchen/Dining Room
- ✓ En-Suite To Bedroom One
- ✓ Countryside Views
- ✓ Driveway Parking
- ✓ Modern Throughout
- ✓ Private Rear Garden



# Property Overview

An exceptional and beautifully appointed four bedroom residence, finished to an immaculate standard and designed for refined modern living. This impressive home offers substantial accommodation throughout, highlighted by a striking 20ft+ open plan kitchen/diner and an equally generous 20ft+ living room, creating a sense of space, light and effortless elegance. Positioned within the highly sought after Monksmoor development.

A welcoming entrance hall sets the tone for the quality found throughout. The ground floor flows seamlessly, offering a discreet WC, a stylish and sociable kitchen/diner ideal for entertaining, a separate utility room, and a sophisticated living room with French doors opening onto a private, enclosed rear garden – perfect for both relaxation and al fresco dining.

The first floor continues the sense of luxury, featuring four well proportioned bedrooms. The main bedroom benefits from a sleek en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, all finished with a refined and timeless aesthetic.

Externally, the property enjoys a beautifully maintained enclosed rear garden, complemented by a low maintenance frontage. A garage and off road parking provide practicality without compromising the home's elegant appearance.

Set close to scenic walks, highly regarded schools and a range of local amenities, this outstanding home combines premium design, generous proportions and an enviable location. Early viewing is strongly advised to appreciate the quality, space and lifestyle on offer.

EPC Rating: B. Council Tax Band: E

We have been advised of the following:

Communal Area Contribution: £350 pa

This information would need to be verified by you chosen legal representative

## GROUND FLOOR

## HALLWAY

**WC**

**LOUNGE**

**KITCHEN**

**UTILITY ROOM**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE (EN-SUITE)**

**BEDROOM TWO**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band E  
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 – Off-street  
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  
Rights and Easements – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1151 ft<sup>2</sup>

107 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# 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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