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Croxden Way, Monksmoor, 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



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Property Summary

An immaculate four-bedroom detached home boasting a spacious 20ft+ kitchen/diner and a 20ft+ lounge, situated in the highly sought-after Monksmoor residential area of Daventry.

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 1
- ✓ Desirable Location

Property Overview

An immaculate four-bedroom detached home boasting a spacious 20ft+ kitchen/diner and a 20ft+ lounge, situated in the highly sought-after Monksmoor residential area of Daventry. This beautifully presented property offers a well-designed layout, starting with an inviting entrance hall leading to a WC, kitchen/diner, utility room, and a bright living room with French doors opening onto a private, enclosed rear garden. Upstairs, there are four generously sized bedrooms, including a main bedroom with an en-suite, plus a modern family bathroom. Outside, the property benefits from an enclosed rear garden, a low-maintenance frontage, a garage, and off-road parking. Ideally located close to scenic walks, well-regarded schools, and a range of local amenities, this home is perfect for families and professionals alike. Early viewing is highly recommended. 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 (10'10" x 11'1")

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.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

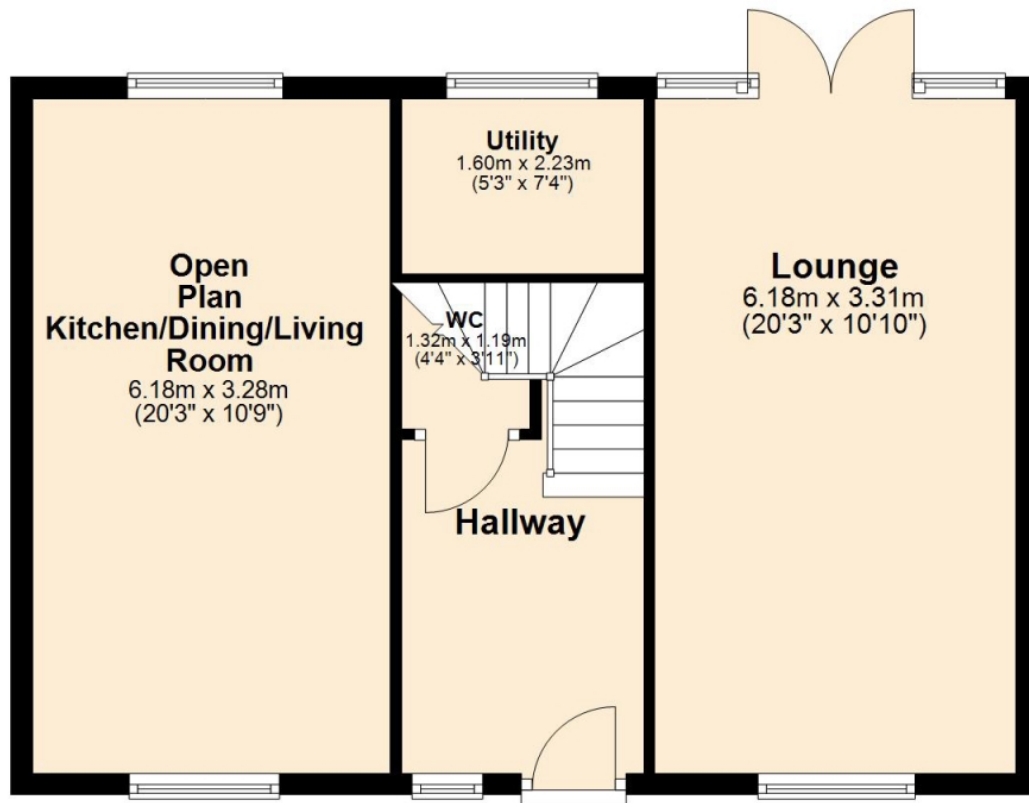
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band E
EPC Rating – B
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating, Gas Heating
Parking – Parking, Driveway
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

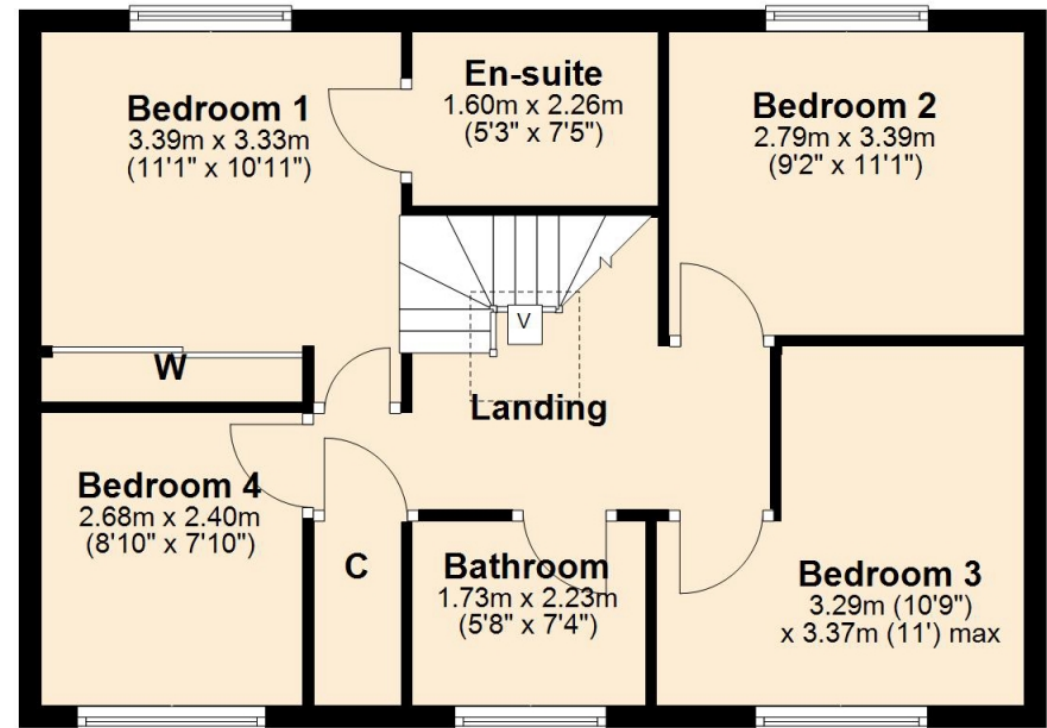
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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



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.

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