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Kingsley Avenue, Daventry, NN11 4AN

£470,000 Detached

4 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Not Specified



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Property Summary

Introducing this rarely available and substantial four-bedroom detached family home, ideally situated close to Daventry town centre.

Features & Utilities

- ✓ Detached
- ✓ Four Double Bedrooms
- ✓ Off Road Parking
- ✓ Garage
- ✓ Understairs WC
- ✓ 31ft Lounge
- ✓ En-Suite To Main Bedroom
- ✓ Utility Room
- ✓ Ample Storage Options Throughout
- ✓ 100ft Private Rear Garden

Property Overview

Introducing this rarely available and substantial four-bedroom detached family home, ideally situated close to Daventry town centre. Located in a sought-after residential area, the property benefits from easy access to local amenities, well-regarded schools, and excellent transport links, while still offering a sense of space and privacy. This fantastic home is packed with desirable features, including a beautifully maintained rear garden extending over 100ft, ample off-road parking, a gated driveway, and a garage. Inside, the generous accommodation comprises an entrance porch and hallway, a formal dining room, an impressive 31ft+ living room, a well-appointed kitchen, utility room, walk-in pantry, downstairs cloakroom, and a bright conservatory overlooking the garden. Upstairs, you'll find four spacious double bedrooms, a family bathroom, and an en-suite to the main bedroom. Outside, the property boasts well-kept front and rear gardens, offering plenty of space for relaxation and outdoor entertaining. EPC Rating: TBC. Council Tax Band: F.

PORCH

Access via uPVC double glazed door with uPVC double glazed window side panels. Access to entrance hall.

ENTRANCE HALL

Access via wooden door with obscure double glazed window panels to either side. Wood laminate flooring. Access to dining room and lounge. Understairs storage. Radiator. Stairs rising to first floor.

DINING ROOM 3.93m x 3.64m (12'11" x 11'11")

uPVC double glazed bay window with stained glass decorative panel to top. Radiator. Electric fireplace.

LOUNGE 6.20m x 6.17m (20'4" x 20'3")

uPVC double glazed sliding doors to conservatory. uPVC double glazed window to rear elevation. Two radiators. Gas fireplace. Electric log burner. Access to conservatory.

CONSERVATORY 3.52m x 3.10m (11'7" x 10'2")

uPVC double glazed window panels to all sides with Perspex ceiling and single door to rear elevation.

KITCHEN 8.11m x 8.00m (26'7" x 26'3")

Breakfast bar. Base and wall mounted units with roll top work surface over. Integrated eye level double oven, gas hob with extractor hood over. Stainless

steel one and a half sink and drainer with stainless steel mixer tap. Tiling to splashback areas and tiled floor. Access to cloakroom.

WC

Wood framed obscure single glazed window to side elevation. Low level WC. Wall mounted wash hand basin. Radiator. Full height tiling.

FIRST FLOOR LANDING

Access to loft space. Radiator.

BEDROOM ONE 5.32m x 4.13m (17'5" x 13'7")

uPVC double glazed window to rear elevation. Radiator. Large built in storage. Eaves storage. Access to en-suite.

EN-SUITE

Two Velux windows. Low level WC. Full height tiling. Vinyl floor. Heated towel rail. Bath with shower over. Full height tiling. Pedestal wash hand basin.

BEDROOM TWO 9.47m x 2.88m (31'1" x 9'5")

uPVC double glazed window to rear elevation and wood framed double glazed window to side elevation. Two Radiators. Built in storage.

BEDROOM THREE 3.95m x 3.68m (12'12" x 12'1")

uPVC double glazed bay window with decorative stained glass panels to top. Radiator. Electric fireplace. Radiator.

BEDROOM FOUR/STUDY 5.15m x 2.85m (16'11" x 9'4")

Wood framed single framed window to side elevation. uPVC double glazed window to side elevation. Radiator. Two Velux windows.

BATHROOM

Obscure uPVC double glazed window to side elevation. Bath with shower over. Low level WC. Pedestal sink. Heated towel rail. Full height tiling.

OUTSIDE

FRONT GARDEN

Attached garage with up and over door. Paved drive for two vehicles. Hedgerow.

REAR GARDEN

Expansive rear garden. Enclosed with mature shrubs and bushes. Patio/blocked paved entertainment area. Side access to rear of garage. Mainly laid to lawn. Allotment section at the end of the garden comprising extensive shed/outbuilding with power.

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 – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – Ask Agent

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 – Garage

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

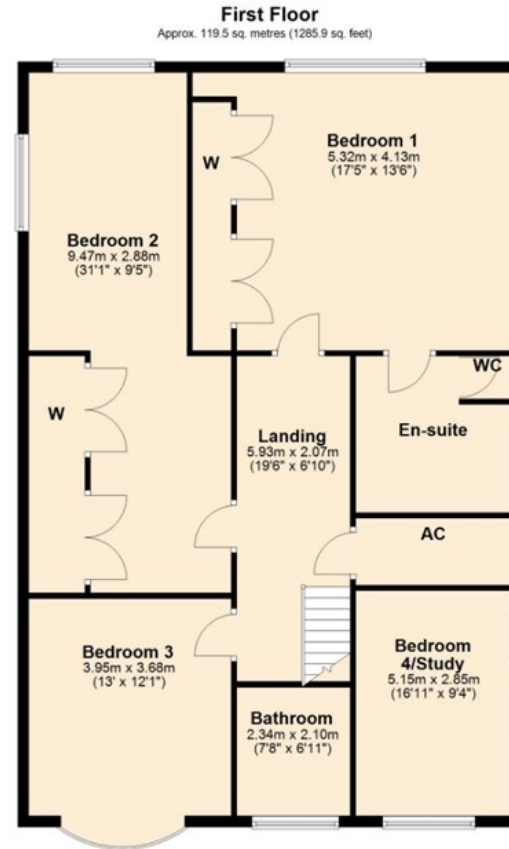
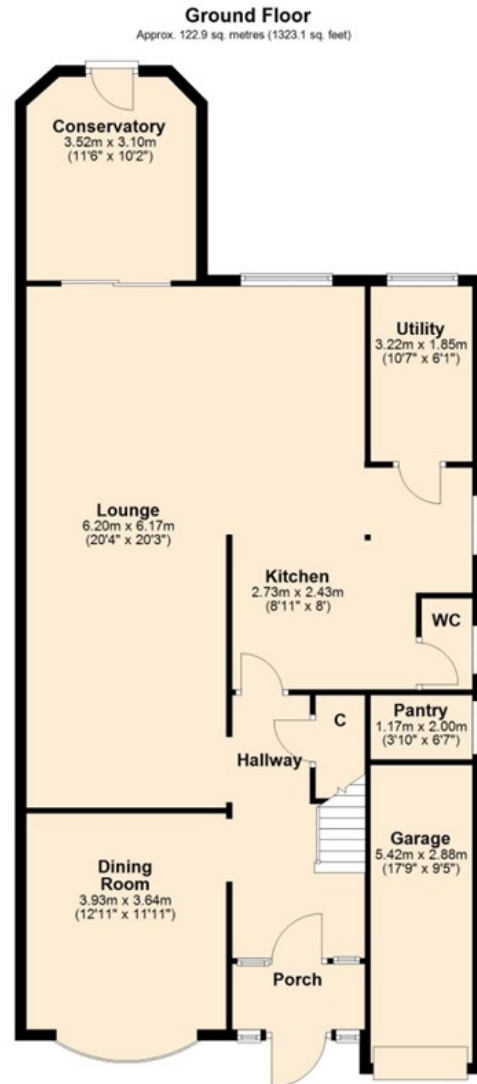
Obligations – No restrictions, No private right of way, No Public right of way

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



Total area: approx. 242.4 sq. metres (2609.0 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

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