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New Forest Way, Daventry, Northamptonshire, NN11 9RL

£375,000 - Offers Over Detached

4 2 2



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
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Property Summary

NO UPPER CHAIN. Situated close to Daventry Town Centre is this beautifully maintained four-bedroom detached family home.

Features & Utilities

- ✓ Detached Four Bedroom Home
- ✓ Well Presented Throughout
- ✓ Main Bedroom with En-Suite
- ✓ South West Facing Rear Garden
- ✓ Utility Room
- ✓ Garage & Off Road Parking
- ✓ Generous 16 foot+ Lounge
- ✓ Close to Local Amenities and Schools
- ✓ Desirable Ashby Fields Location
- ✓ No Upper Chain

Property Overview

NO UPPER CHAIN. Situated close to Daventry Town Centre is this beautifully maintained four-bedroom detached family home. Compromising immaculately kept kitchen, utility room, and two spacious reception areas. Located in the desirable Ashby Fields development, it offers convenient access to local amenities and schools. The property boasts a generously sized, southwest-facing garden, along with ample off-road parking and a garage. EPC Rating: C. Council Tax Band: E.

HALLWAY

Composite entrance door. uPVC double glazed window to side elevation. Radiator. Staircase rising to first floor. Doors to WC, dining room, lounge and kitchen. Access to large storage cupboard.

LOUNGE 5.09m x 3.77m max (16'8 x 12'4)

uPVC double glazed sliding doors to rear elevation. Double glazed window to front elevation. Two radiators.

DINING ROOM 2.69m x 3.42m (8'10 x 11'3)

uPVC double glazed window to front elevation. Radiator.

KITCHEN 3.30m x 3.18m (10'10 x 10'5)

uPVC double glazed window to rear elevation. Tiled flooring. Radiator. A range of wall and base units. Built in wine chiller. Space for appliances. Built in extractor fan. Splash back tiling. Access to utility. Butler style sink.

UTILITY 2.91m x 1.52 (9'7 x 5')

Space for white goods. Wall and base units. Butler style sink. uPVC double glazed door side elevation, leading to the garden and UPVC double glazed window to rear elevation. Splash back tiling. Tiled flooring. Large storage cupboard.

WC

uPVC double glazed window to side elevation. Radiator. Suite comprising wash hand basin and WC. Splash back tiling.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Large storage cupboard.

BEDROOM ONE 3.30m x 4.10m (10'10 x 13'5)

uPVC double glazed windows to rear elevation. Radiator.

EN-SUITE 2.41m x 1.62m (7'11 x 5'4)

uPVC double glazed window to side elevation. Radiator. Suite comprising WC, wash hand basin and shower cubicle.

BATHROOM 2.57m max x 1.92m (8'5 x 6'3)

uPVC double glazed window to side elevation. Radiator. Suite comprising bath, WC and wash hand basin. Splash back tiling. Tiled floor.

BEDROOM TWO 2.69m x 3.42m (8'10 11'3)

uPVC double glazed windows to front elevation. Radiator.

BEDROOM THREE 2.26m x 2.29m (7'5 9'7)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.71m x 1.65m (8'11 x 5'5)

uPVC double glazed window to front elevation. Radiator.

OUTSIDE

FRONT GARDEN

Off road parking for three cars. Lawn area. Direct access to garage. Side access to garden.

GARAGE

Up and over door. Electric supply.

REAR GARDEN

Mainly laid to lawn with patio area stretching across width of property. Bordered with a range of shrubs and plants. Three external power points.

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

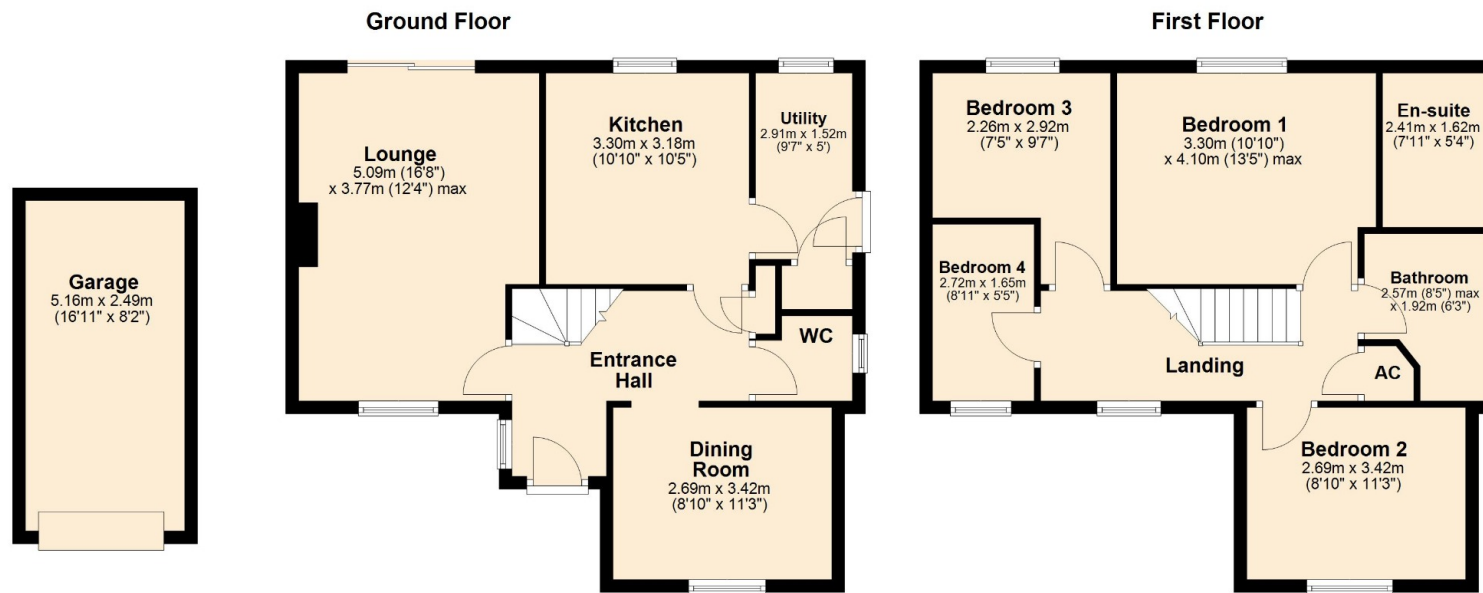
At the time of print, these particulars are awaiting approval from the Vendor(s).

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





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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