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# Newstead Way, Monksmoor, Daventry, NN11 2PJ

£340,000 - Offers Over Semi-Detached

4 3 1



Department: Sales

Tenure: Freehold

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

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## Property Summary

A well presented, spacious, four bedroom property in a modern living design with a downstairs cloakroom, two family bathrooms, en-suite shower room and garage.

## Features & Utilities

- ✓ Four Bedrooms
- ✓ Townhouse
- ✓ Semi-Detached
- ✓ Garage
- ✓ En-Suite to Main Bedroom
- ✓ Multiple Off Road Parking
- ✓ Downstairs WC
- ✓ Two Bathrooms
- ✓ Spacious Throughout
- ✓ Well Presented

# Property Overview

A well presented, spacious, four bedroom property in a modern living design with a downstairs cloakroom, two family bathrooms, en-suite shower room and garage. Located on the very desirable Monksmoor Estate close to lovely country walks and local amenities. The accommodation comprises entrance hall, WC, kitchen/diner, living room, with French doors opening to the garden, to the first floor are two double bedrooms and a family bathroom, to the second floor is the main bedroom, with en-suite, additional bedroom and second family bathroom. Outside, there is a garage, off road parking for several cars, front and enclosed rear garden mainly laid to lawn. EPC Rating: B. Council Tax Band: C.

## ENTRANCE HALLWAY

Composite door with obscure double glazed panels. Radiator. Access to:

## WC

uPVC obscure double glazed window to front elevation. Radiator. Low level WC. Pedestal sink with stainless steel with mixer tap. Tiling to splashback areas.

## KITCHEN/DINING ROOM 4.77m x 2.77m (15'8 x 9'1)

uPVC double glazed window to front elevation. Radiator. Range of wall mounted and base units. Wood effect work surface. Stainless steel sink and drainer with stainless steel mixer tap. Oven. Gas hob. Extractor fan. Fridge. Freezer. Tiled splashback areas.

## LOUNGE 3.12m x 4.96m (10'3 x 16'3)

uPVC double glazed French door to rear elevation. uPVC double glazed window to rear elevation. Radiator. Storage cupboard.

## FIRST FLOOR LANDING

Radiator. Access to:

## BATHROOM 1.51m x 2.79m (5' x 9'2)

Bath. Shower over bath. Low level WC. Pedestal sink with stainless steel mixer tap. Heated towel rail. Half height tiling.

### **BEDROOM FOUR 3.19m max x 4.93m (10'5 x 16'2)**

Two uPVC double glazed window to front elevation. Radiator.

### **BEDROOM THREE 3.10m x 4.95m (10'2 x 16'3)**

Two uPVC double glazed windows to rear elevation. uPVC double glazed French doors with Juliette balcony. Radiator.

### **SECOND FLOOR LANDING**

Access to:

### **BEDROOM TWO 3.29m x 2.81m (10'9 x 9'3)**

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM ONE 3.16m x 4.95m (10'5 x 16'3)**

Two uPVC double glazed windows to rear elevation. Radiator and built in wardrobes. Access to:

### **EN-SUITE**

Low level WC. Pedestal sink with stainless steel mixer tap. Double shower. Heated towel rail. Tiled splash back areas.

### **BATHROOM 1.69m x 2.04m (5'6 x 6'8)**

uPVC obscure double glazed window to front elevation. Bath. Shower over bath. Low level WC. Pedestal sink with stain steel mixer tap.

### **OUTSIDE**

#### **FRONT**

Mature shrubs and wood chip frontage. Pathway to front door. Driveway for multiple vehicles. Garage. EV charging point.

#### **REAR**

Patio area. Mainly laid to lawn. Enclosed by wood fence paneling. Gated side access to drive.

### **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 – Yes

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**

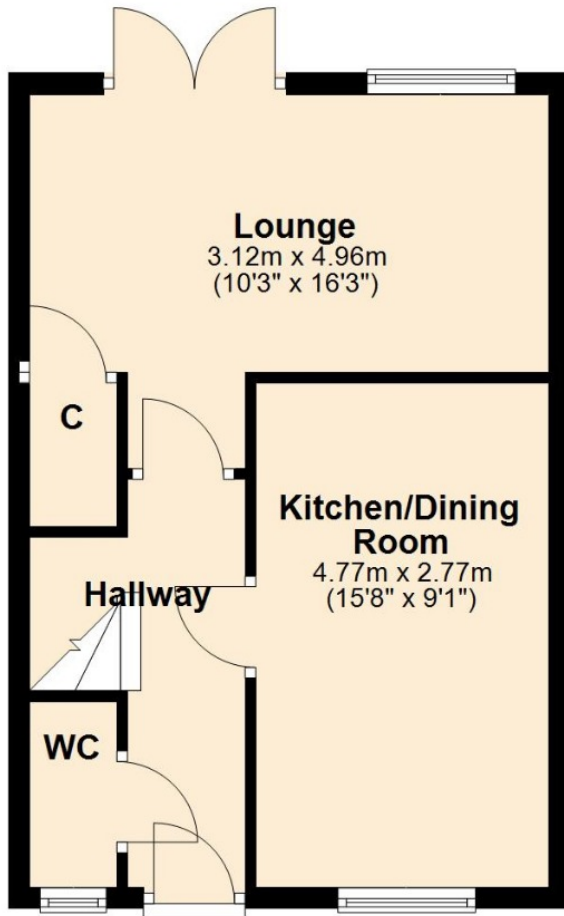
At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

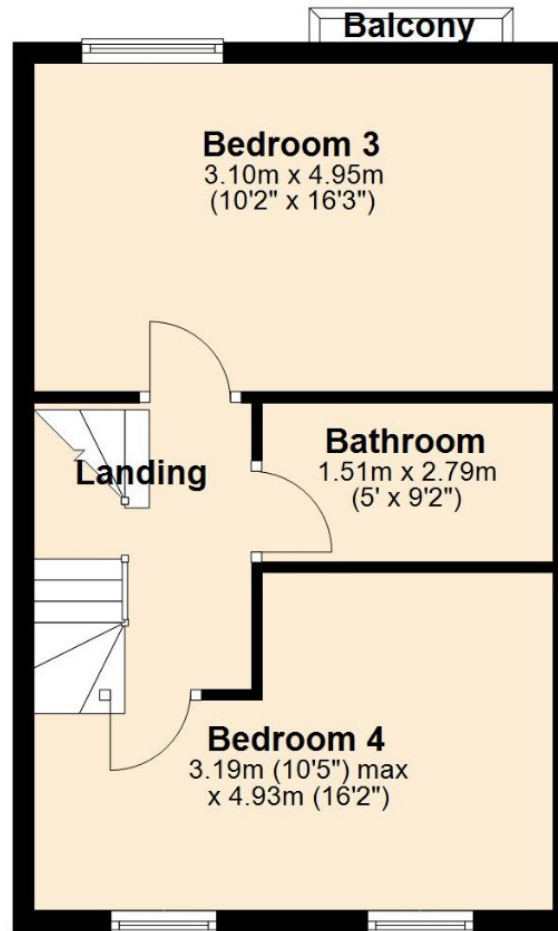
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

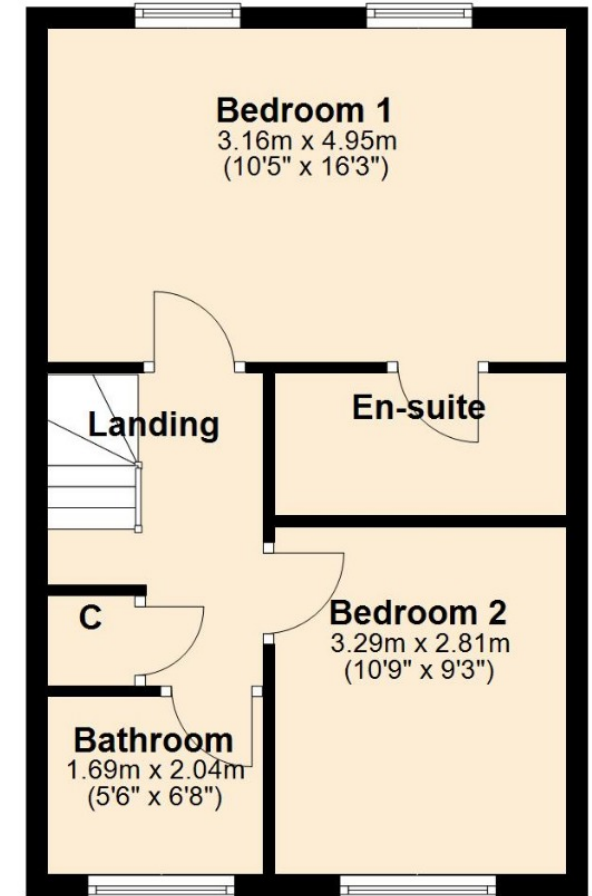
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 116.5 sq. metres (1254.3 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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