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# Park Leys, Daventry, NN11 4AS

£365,000 Detached

 3  2  2



Department: Sales

Tenure: Freehold



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

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## Property Summary

Jackson Grundy are delighted to present this exceptionally well presented and thoughtfully extended three bedroom detached home, ideally located within comfortable walking distance of the town centre.

## Features & Utilities

- ✓ Three Bedroom Detached Property
- ✓ Multiple Off Road Parking
- ✓ Extended
- ✓ Two Spacious Reception Rooms
- ✓ Close to Town Centre
- ✓ En-suite to Master Bedroom
- ✓ Utility Room
- ✓ Study/Playroom
- ✓ W/C
- ✓ Garage

# Property Overview

Jackson Grundy are delighted to present this exceptionally well presented and thoughtfully extended three bedroom detached home, ideally located within comfortable walking distance of the town centre. Set on the ever popular Park Leys development, this superb property offers an impressive blend of generous living space, flexibility, and modern family living, making it an ideal choice for a wide range of buyers.

The ground floor has been cleverly extended and reconfigured to create bright, flowing living accommodation that adapts effortlessly to modern lifestyles. Two spacious reception rooms provide excellent areas for both relaxation and entertaining, while the stylish refitted kitchen is a true heart of the home, featuring contemporary cabinetry, quality integrated appliances, and ample workspace.

A particular highlight is the versatile home office/study, complete with French doors opening directly onto the rear garden. This space is ideal for those working from home, running a business, pursuing hobbies, or even creating an additional snug or playroom, offering excellent flexibility to suit changing needs.

To the first floor, the property continues to impress. All three bedrooms are generously proportioned, providing comfortable and well balanced accommodation. The main bedroom benefits from a modern en-suite bathroom, while the remaining bedrooms are served by a stylish family shower room, complemented by a separate cloakroom, ensuring convenience for busy households.

Externally, the home enjoys a private and well maintained rear garden, perfect for outdoor dining, entertaining guests, or providing a safe and secure space for children to play. To the front, a driveway provides off road parking for two vehicles, adding to the overall practicality of the property.

This is a home that effortlessly combines space, style, and versatility, all within a highly sought after location. Ideal for families or professionals looking for a property they can move straight into and enjoy from day one.

EPC Rating: D. Council Tax Band: D.

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent  
Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band D  
EPC Rating – D  
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 – Parking  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

### AGENTS NOTES

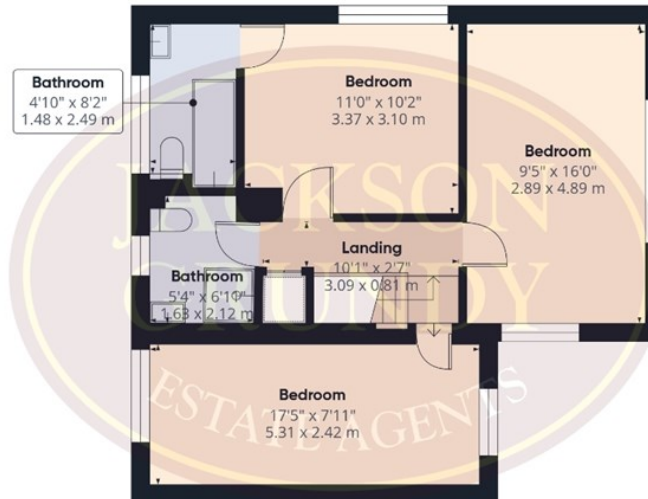
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performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry 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>m</sup>**

1144 ft<sup>2</sup>  
106.2 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

GIRAFFE360



# 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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