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Pinkney Close, Monksmoor, Daventry, NN11 2AE

£400,000 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 impeccably presented four bedroom detached property built by Crest Nicholson with off road parking and garage. Situated in the popular Monksmoor development of Daventry and meticulously cared for; this property is perfect for family living and still holds its newbuild guarantee.

Features & Utilities

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Off Road Parking
- ✓ Beautifully Presented
- ✓ Modern Kitchen
- ✓ Sought After Location
- ✓ Utility Room
- ✓ Ensuite & Downstairs WC
- ✓ Private Rear Garden
- ✓ Garage

Property Overview

An impeccably presented four bedroom, detached property built by Crest Nicholson. Situated in the popular Monksmoor development of Daventry and meticulously cared for; this property is perfect for family living and still holds its new build guarantee. Upon entering the property, the inviting hallway has access to all downstairs rooms; living room, W.C, kitchen/diner and utility room. Upstairs comprises four generously sized rooms including a main bedroom with an en-suite, a family bathroom and spacious landing. Outside offers off road parking, garage and landscaped front and rear gardens. EPC: B Council Tax: E

ENTRANCE HALL

Access via composite door, wooden flooring. Access to lounge, kitchen/family room, WC and stairs. Radiator. Understairs storage cupboard.

WC

UPVC obscure double glazed window to front elevation. Low level WC and pedestal sink with stainless steel mixer tap and tiling to splash areas. Radiator. Wood flooring.

LOUNGE 4.22m x 3.51m (13'10 x 11'6)

UPVC double glazed box bay window to front elevation. Wood flooring. Double radiator.

KITCHEN FAMILY DINING ROOM 4.57m x 5.99m (15'0 x 19'8)

Kitchen/Family Area: UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear elevation with access to garden. Range of fitted wall and base level units with roll top work surfaces over. Stainless steel sink and drainer with mixer tap. Integrated appliances to include double oven, gas hob, extractor canopy, fridge freezer and dishwasher. Radiator. Wood flooring. Door to utility area.

Dining Area: UPVC double glazed window to front elevation. Radiator. Feature fireplace.

UTILITY

Obscure UPVC double glazed door to side elevation accessing driveway. Base level units with work surface over. Wall mounted gas boiler.

FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Radiator. Doors to;

BEDROOM ONE 3.96m x 2.79m (13'0 x 9'2)

UPVC double glazed window to front elevation. Radiator. Built in wardrobe. Door to;

EN-SUITE

Obscure UPVC double glazed window to side elevation. Fitted low level WC, pedestal wash hand basin with stainless steel mixer tap and double shower cubicle. Tiled flooring. Tiled splash areas.

BEDROOM TWO 3.96m x 2.79m (13'0 x 9'2)

UPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE

2.74m x 3.10m (9'0 x 10'2)

UPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.36m x 3.12m (7'9 x 10'3)

UPVC double glazed window to front elevation. Radiator.

BATHROOM

Obscure UPVC double glazed window to side elevation. Heated towel rail. Modern three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled flooring.

OUTSIDE

FRONT GARDEN

Tarmac driveway to front of property with patio pathway to front door. Front garden comprises of lawned area with mulched border and established shrubs.

GARAGE

Up and over door. Garage to side of property with further driveway parking space.

REAR GARDEN

Terraced entertaining area leading from French doors. Mainly laid to lawn, enclosed by wooden fence panelling on one side of the garden and dwarf brick walls topped with fencing on the other side. Raised planters and wooden gate allowing side access to driveway (driveway allows direct access to garage).

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 – No

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).

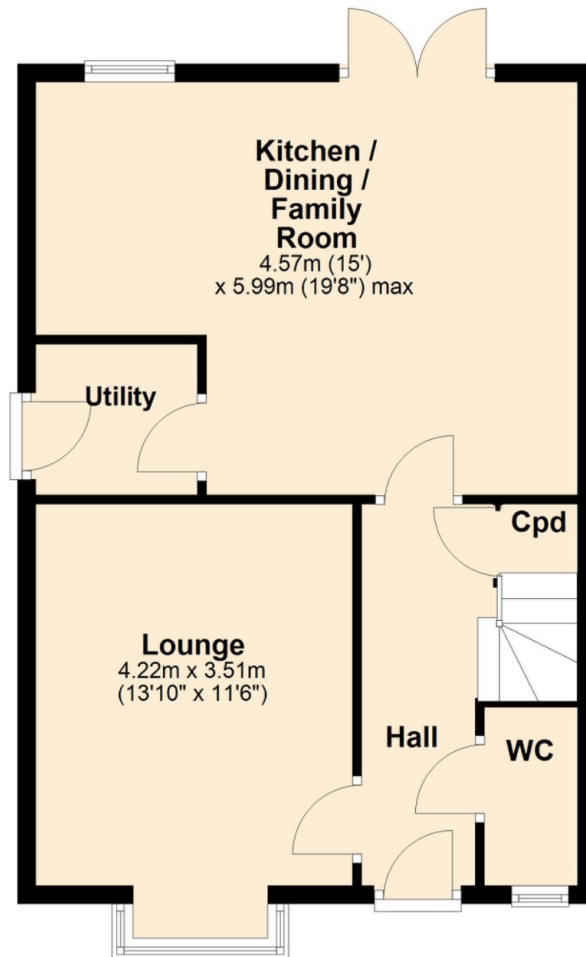
AGENTS NOTES

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

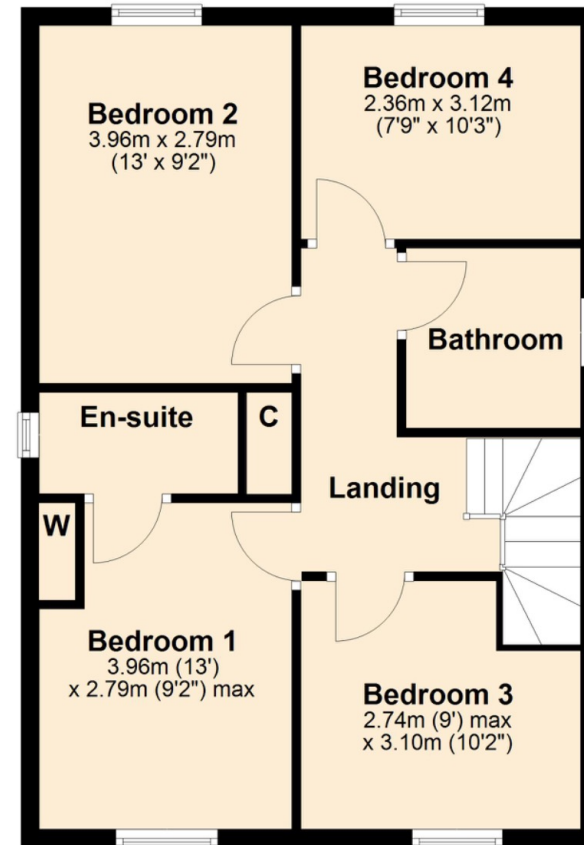
Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



Total area: approx. 108.7 sq. metres (1170.3 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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