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# Rievaulx Way, Monksmoor, NN11 2PG

£280,000 - Guide Price Semi-Detached

 2  2  1



Department: Sales

Tenure: Freehold







## Property Summary

A beautifully presented and contemporary two double bedroom semi detached home, pleasantly positioned within a quiet cul-de-sac on the highly sought after Monksmoor Estate in Daventry.

## Features & Utilities

- ✓ Two Bedrooms
- ✓ En-Suite
- ✓ Semi Detached
- ✓ Downstairs WC
- ✓ Garage
- ✓ Open Plan Living/Kitchen
- ✓ Sought After Location
- ✓ Close to Amenities & Countryside Walks
- ✓ Landscaped, Low Maintenance Garden
- ✓ Off Road Parking

# Property Overview

A beautifully presented and contemporary two double bedroom semi detached home, pleasantly positioned within a quiet cul-de-sac on the highly sought after Monksmoor Estate in Daventry. Perfectly balancing the convenience of town living with the tranquillity of the surrounding countryside, this impressive property was constructed in 2017 by the renowned developer Crest Nicholson and continues to benefit from its New Home Warranty. The thoughtfully designed accommodation begins with a welcoming entrance hall and cloakroom, leading through to a spacious open plan kitchen, dining and living area. This bright and versatile space is ideal for both everyday living and entertaining, featuring a modern, fully fitted kitchen complete with a range of integrated appliances, including a fridge/freezer, dishwasher, hob and oven.

To the first floor, the property offers two generous double bedrooms, with the main offering the advantage of an en-suite shower room, complemented by a contemporary family bathroom finished to a high standard.

Externally, the home continues to impress with off road parking for multiple vehicles, a garage, and a beautifully landscaped, fully enclosed rear garden providing a private and attractive outdoor space to enjoy throughout the year.

EPC Rating: B. Council Tax Band: C.

## GROUND FLOOR

### HALLWAY

### LOUNGE/DINING ROOM

### KITCHEN

### DOWNSTAIRS WC

## FIRST FLOOR

**LANDING**

**BEDROOM ONE**

**EN-SUITE**

**BEDROOM TWO**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**GARAGE**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Semi-Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – B

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, Allocated

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

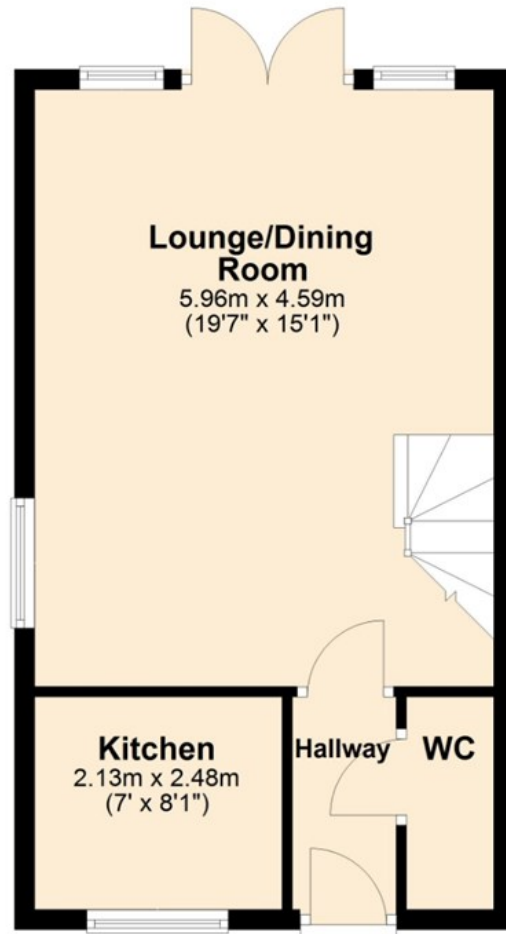
### AGENTS NOTES

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

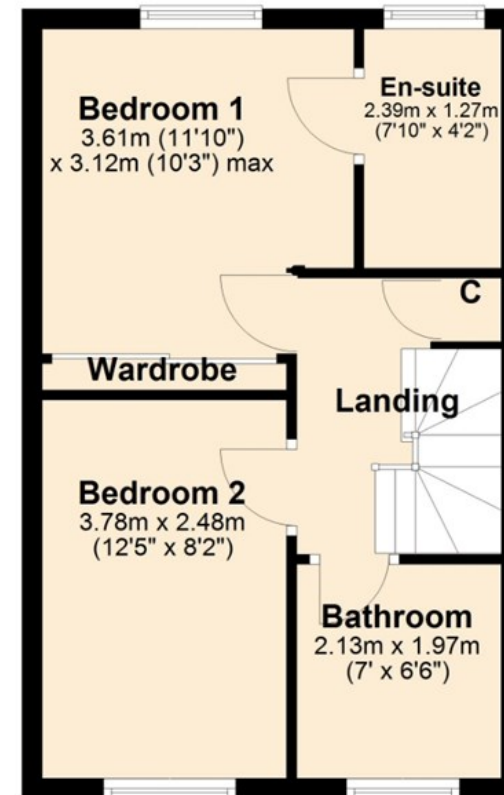
## Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 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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