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Warwick Street, Daventry, NN11 4AJ

£400,000 Terraced

3 1 3



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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Proudly presenting this stunning Victorian townhouse that has been meticulously restored to the highest degree with a seamless blend of old and new, contemporary feels with original character shining through.

Features & Utilities

- ✓ Victorian Character Property
- ✓ Three Double Bedroom Mid Terrace
- ✓ Immaculately Kept Throughout
- ✓ Lovingly Refurbished & Restored
- ✓ Generous Rear Garden
- ✓ Spacious Throughout
- ✓ High Ceilings Throughout
- ✓ Desirable Town Centre Location
- ✓ Basement Entertainment Area or Bedroom Four
- ✓ Approximately 158 sq m In Size

Property Overview

Proudly presenting this stunning Victorian townhouse that has been meticulously restored to the highest degree with a seamless blend of old and new, contemporary feels with original character shining through, approximately 158 sq m in size. Located close to the town centre of the quiet market town of Daventry and all its amenities the property has undergone a process of full renovation by the current owners, which upon viewing is very evident to the eye, with attention to detail in every facet of this exceptional and striking residence. Upon entry you will be greeted by a classic Victorian facade with its elegant period detailing. Expertly crafted steps lead the way up to the front door with its modern keyless entry. The entrance hallway sets the tone immediately showcasing its Victorian-style Invictus flooring and stylish decor. Moving through, the generous open-plan living and dining area offers a seamless blend of modern indoor/ outdoor and relaxing/ entertaining living in this expansive space that is both spacious and bright, afforded by the large bay window and French doors opening onto the rear garden. Delving further the kitchen and extended family room boasts a sleek, contemporary finish and fully integrated appliances. Opening up into the extended dining and family area the bi-fold doors open directly onto the patio. A downstairs WC. completes the ground floor. Downstairs the basement is a versatile space that whilst currently being offered up as a games room with functioning bar could easily become a fourth bedroom. Upstairs offers three double bedrooms and a superbly appointed family bathroom, of which boasts a large walk in rainfall shower and a show stopping, free standing roll top bath. The main bedroom, with its high ceilings is complimented with an original cast iron fireplace, bright bay window and built in wardrobes. Outside to the rear is a beautifully landscaped garden, with a large paved patio area ideal for outdoor dining and patio courtyard area to the side. Steps lead up to a manicured lawn and established and fully stocked borders. Viewing is essential to appreciate the full beauty of this home. EPC Rating: D. Council Tax Band: C

HALL

Access via composite door with keyless entry system. LVT flooring. Radiator. Access to lounge/dining room, kitchen and WC. Stairs to first floor landing. Access to games room/bar.

LOUNGE/DINING ROOM 3.91m x 3.68m (12'10" x 12'1") Plus Dining Area 3.30m x 3.57 (10'9 x 11'8")

uPVC double glazed bay window with bespoke shutter blinds to front elevation. uPVC double glazed French doors to rear elevation. Three radiators. Log burner and decorative fireplace. 5 amp lamp sockets.

WC

Low level WC and wall mounted sink with stainless steel mixer tap. Tiled floor. Chrome heated towel rail.

KITCHEN 4.73m x 3.10m (15'6" x 10'2")

uPVC double glazed window to side elevation. A range of base and wall units. Integrated full sized fridge and freezer, dishwasher, tumble dryer and washing machine. Two single pyrolytic, high level ovens, induction hob, extractor hood, granite work surface. Tiling to splash back and all splash areas. Access to family room/breakfast room. Wet underfloor heating.

FAMILY ROOM 5.15m x 3.73m (16'10" x 12'2")

Aluminium bi-folding doors to rear elevation. Tiled flooring. Wet underfloor heating.

BASEMENT – GAMES ROOM 3.49m x 4.87m (11'5" x 15'11")

Access via staircase. uPVC double glazed window to front elevation. Vinyl flooring. Sump flood protection.

FIRST FLOOR LANDING

Radiator. Access to all three bedrooms and bathroom. Access to insulate and boarded loft space with light and ladder.

BEDROOM ONE 3.97m x 4.97m (13' x 16'3")

uPVC double glazed bay window with bespoke fitted shutters to front elevation. Two decorative wall mounted radiators. Two built in wardrobes. Cast iron fireplace.

BEDROOM TWO 3.82m x 3.67m (12'6" x 12')

uPVC double glazed window to rear elevation. Decorative wall mounted radiator. Cast iron fireplace.

BEDROOM THREE 3.08m x 3.10m (10'1" x 10'2")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC double glazed obscure window to side elevation. Large double walk in shower with rainfall shower, Victorian style pedestal sink and WC and freestanding roll top bath. Access to airing cupboard. Tiled flooring. Half height tiling to walls. Shower fully tiled.

OUTSIDE

REAR GARDEN

Patio entertainment area stretching the width of the property with steps up to a lawn area. Garden enclosed fully by a red brick wall and boasts fully stocked borders with mature shrubs. Storage shed and additional courtyard type patio area to side of property.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Central Heating, Gas Central Heating

Parking – No Parking Available

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

i Viewings by appointment only through us 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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