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# Williams Terrace, Daventry, NN11 9EP

£459,950 Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold







## Property Summary

This exceptional and superbly presented four bedroom, detached property perfectly blends contemporary style with everyday comfort.

## Features & Utilities

- ✓ Four Bedrooms
- ✓ Garage & Driveway
- ✓ WC
- ✓ Walk-in Wardrobe
- ✓ En-Suite to Master
- ✓ Open Plan Family/Kitchen/Snug Room
- ✓ Generous Rear Garden
- ✓ Superb Transport Links
- ✓ uPVC Double Glazing & Gas Central Heating
- ✓ Close to Town Centre

# Property Overview

This exceptional and superbly presented four bedroom, detached property perfectly blends contemporary style with everyday comfort. Offering bright and spacious living, a generous garden, and a fantastic location, close to the town centre with excellent transport links, it's ideal for families seeking both elegance and practicality. This extended property has been lovingly renovated throughout with high quality fixtures and fittings apparent throughout. Ground floor accommodation comprises entrance porch, hallway, WC, open plan living/kitchen/dining family room and snug. First floor accommodation comprises family bathroom, walk in wardrobe and four bedrooms with en-suite to main bedroom. To the rear is an enclosed garden with mature borders mainly laid to lawn and to the front is a block paved driveway for multiple off road parking and access to the integral garage. \*\*\*\*Viewing is essential to fully appreciate this exceptional home\*\*\*\*. EPC Rating: D. Council Tax Band: E.

## ENTRANCE PORCH

Enter via composite single door. Decorative circular window. Tiled floor. Coconut matting. Access to inner hallway.

## INNER HALLWAY

Enter via wood single door. Radiator. Vinyl herringbone flooring. Stairs rising to first floor. Access to snug. Storage cupboard. Kitchen/family room and WC.

## SNUG 3.61m x 3.61m (11'10" x 11'10")

uPVC double glazed bay window to front elevation. Radiator. Carpet flooring.

## KITCHEN/FAMILY ROOM 8.84m x 6.87m (29' x 22'6")

uPVC double glazed windows to both side elevations. Single uPVC double glazed door to utility room. Aluminium framed bi-folding doors to rear elevation. Three radiators. Herringbone flooring.

## KITCHEN

Quartz effect squared top work surface. Double butler style sink. Integrated dishwasher. Wine chiller. Microwave. Range style oven. Space for fridge freezer. Range of base level units along the wall. A large island space.

## UTILITY ROOM

Space for white goods. Tiling to splashback areas. Rear access to garage. Single door to rear garden. Wood effect work surface.

## WC

Vinyl herringbone flooring. Tiled splashback. WC. Wash hand basin in vanity unit.

## FIRST FLOOR LANDING

Dual aspect uPVC double glazing to front and side elevation. Access to all bedrooms and family bathroom. Access to loft space. Radiator.

## BEDROOM ONE 4.19m x 3.10m (13'9" x 10'2")

uPVC double glazed window to rear elevation. Radiator. Access to en-suite.

## EN-SUITE 1.89m x 2.57m (6'2" x 8'5")

uPVC double glazed window to side elevation. Heated towel rail. Low level WC. Decorative wash hand basin. Double shower cubicle. Half height tiling. Access to boiler cupboards.

## BEDROOM TWO 2.95m x 3.64m (9'8" x 11'11")

uPVC double glazed window to front elevation. Access to walk-in wardrobe (previous an en-suite). Radiator.

## BEDROOM THREE 4.19m x 3.67m (13'9" x 12')

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM FOUR 3.39m x 2.62m (11'1" x 8'7")

uPVC double glazed window to side elevation. Radiator.

## BATHROOM 2.22m x 1.83m (7'3" x 6')

uPVC obscure double glazed window to side elevation. Heated towel rail. Full height tiling. Bath with shower over. Low level WC. Pedestal wash hand basin.

## OUTSIDE



## FRONT

Large block paved driveway with ample parking for multiple vehicles. EV charging point. Direct access to garage.

## REAR

Large patio entertaining area stretching the width of the property. Step down to large lawned area. Enclosed with mature bushes on one side and wooden fence panels on the other side. Storage shed.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

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 – Driveway, Single Garage

EV Charging – Yes Private

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

### **AGENTS NOTES**

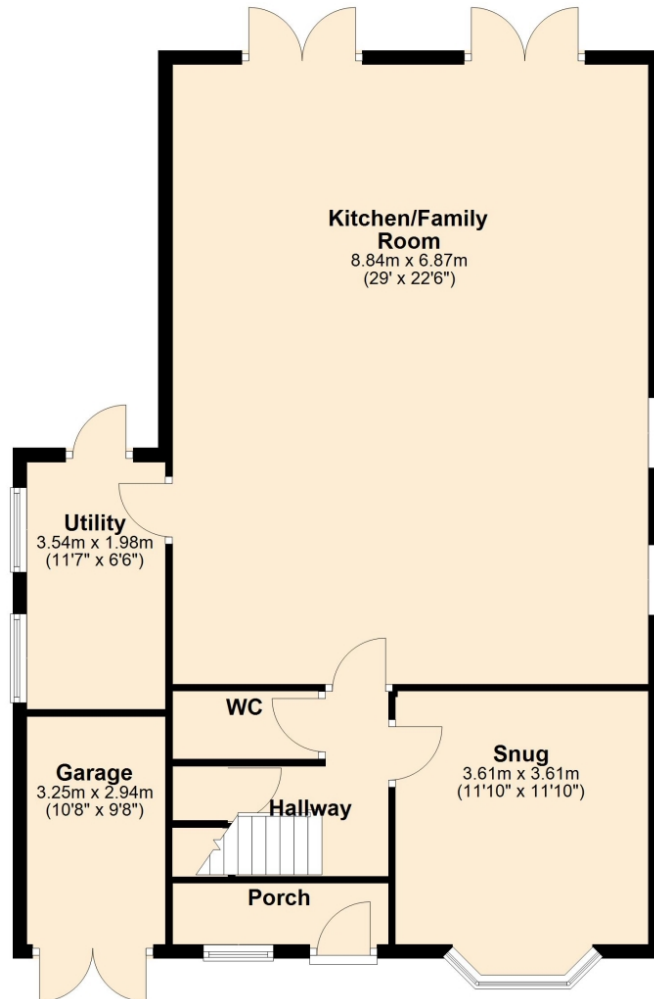
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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

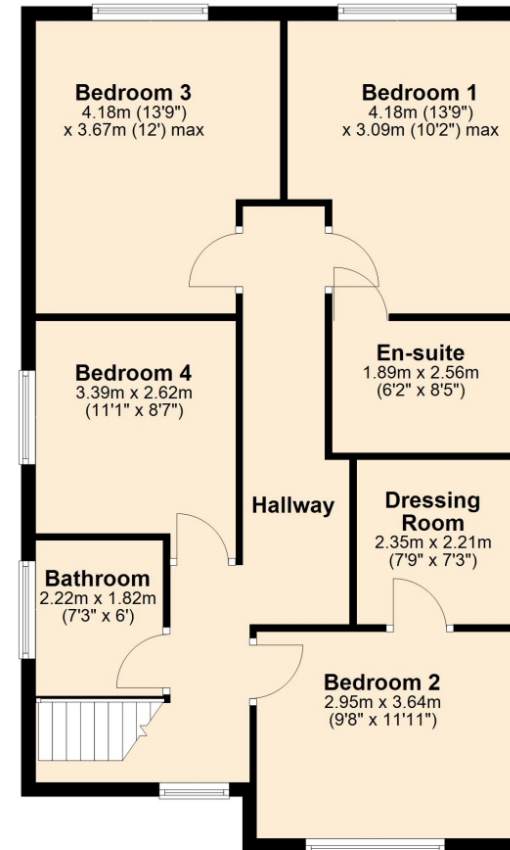
## Ground Floor

Approx. 100.0 sq. metres (1076.3 sq. feet)



## First Floor

Approx. 76.9 sq. metres (827.3 sq. feet)



Total area: approx. 176.9 sq. metres (1903.6 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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