

Daventry

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**108 Edgehill Drive, Daventry  
Northamptonshire NN11 0WG**

**£424,995**

\* FIVE BEDROOM EXECUTIVE PROPERTY \* Separate reception rooms \* STUDY, CLOAKROOM and UTILITY ROOM \* Master bedroom with en-suite \* BEDROOM TWO WITH EN-SUITE \* Double garage with double width driveway \* SPACIOUS AND VERSATILE ACCOMMODATION \* Pleasant rear garden \* VIEWING IS STRONGLY RECOMMENDED



## ENTRANCE

Enter via a part glazed front door into:

## ENTRANCE HALL

Dog leg stairs rising to first floor landing, doors off to all rooms and door to:

## DOWNSTAIRS CLOAKROOM

White suite comprising pedestal wash hand basin, low level WC, obscure window to rear elevation, radiator.

## LOUNGE

20'6 x 11'2 (6.25m x 3.40m)

A generous sized room with dual aspect, feature fireplace with inset gas fire, French doors opening onto rear garden.

Two TV points. .

## DINING ROOM

11'3 x 10' (3.43m x 3.05m)

Windows to both front and side elevations. Radiator.

## STUDY

10'1 x 6'4 (3.07m x 1.93m)

Window overlooking the rear garden. Radiator.

## KITCHEN/BREAKFAST ROOM

18'4 x 11'1 (5.59m x 3.38m)

Fitted with an extensive range of base and eye level units incorporating sink unit, built in double oven and hob with extractor hood over, space and plumbing for dishwasher and fridge freezer, window overlooking the rear garden and further French doors opening onto the rear decked area, door through to:

## UTILITY ROOM

6'10 x 5'2 (2.08m x 1.57m)

Sink unit, space and plumbing for washing machine and/or tumble dryer, door to the side elevation.

## FIRST FLOOR LANDING

A light and spacious area with stairs continuing onto the second floor, airing cupboard housing lagged hot water tank, fitted immersion heater and linen storage. Doors off to:

## BEDROOM ONE

13'3 x 11'3 (4.04m x 3.43m)

Window to the front elevation, a range of built in wardrobes and door through to:

## EN SUITE

Suite comprising double shower cubicle, pedestal wash hand basin, low level WC, obscure window to the side elevation.

## BEDROOM FOUR

11'3 x 10'8 (3.43m x 3.25m)

Window to the front elevation, fitted wardrobes.

## BEDROOM FIVE

11'3 x 7'7 (3.43m x 2.31m)

Window to the rear elevation, fitted wardrobes.

## BATHROOM

Suite comprising panelled bath, separate fully tiled double shower cubicle, pedestal wash hand basin, low level WC, obscure window to the rear elevation.

## SECOND FLOOR LANDING

Eaves storage cupboard, doors off to:

## BEDROOM TWO

13'1 x 10'3 (3.99m x 3.12m)

Fitted with an extensive range of built in wardrobes, dormer window to the front elevation and 'Velux' window to the rear elevation, door to:

## EN SUITE

Suite comprising tiled shower cubicle, pedestal wash hand basin, low level WC, dormer window to the front elevation.

## BEDROOM FOUR

13'1 x 11'4 (3.99m x 3.45m)

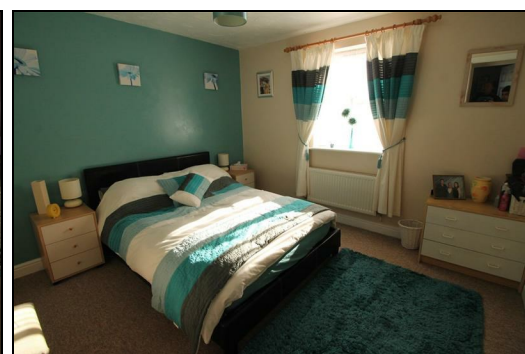
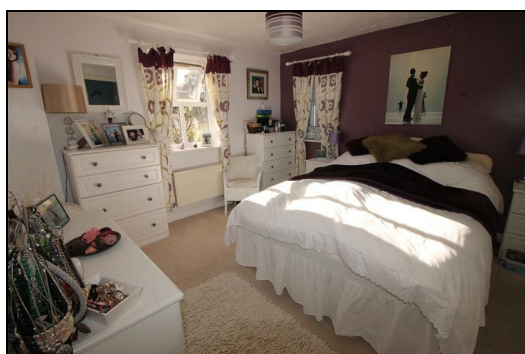
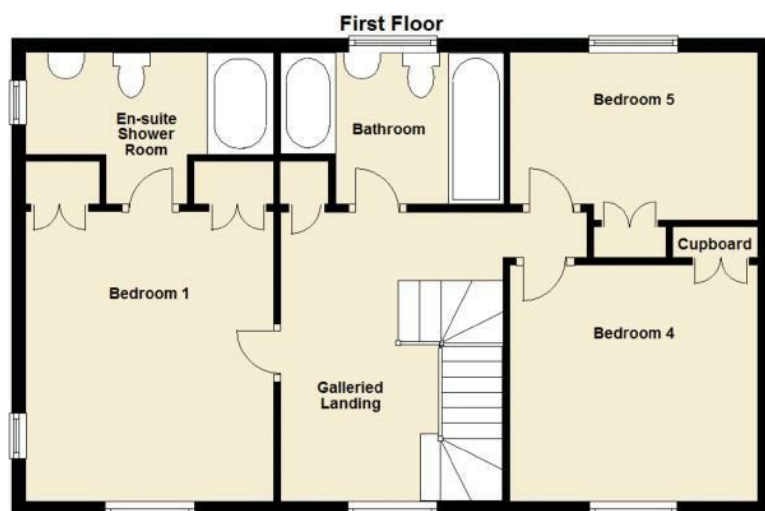
Dormer window to the front elevation and further 'Velux' window to the rear elevation

## OUTSIDE

The property is enclosed to the front by wrought iron fencing with mature hedgerow, paved pathway leading to the front door and further pathway leading to side through gated access to:

## Rear Garden

Immediately adjacent to the rear of the property are two decked area ideal for afternoon/evening dining. The remainder of the garden is laid to lawn with mature trees, shrub and flower borders. Children's summer house. There is a courtesy door to the detached double garage with power and light connected, ample eaves storage.



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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.