

**Daventry**

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Offices also located in Northampton

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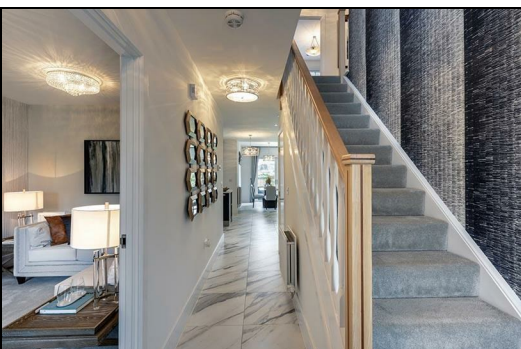
**7 Poppy Way, Daventry  
Northamptonshire NN11 4GS**

**£490,000**

The wide hallway leads to a separate dual aspect living room, with walk-in bay, on the right. Beyond is a Milan-inspired kitchen, with integrated appliances and a spacious and light open plan dining and living area extending, through bi-fold doors, into the rear garden. In addition, you'll find a large WC, featuring contemporary full-height tiling, storage cupboard and utility room providing separate access to the integral double garage.

Upstairs, the master bedroom benefits from en suite shower room, featuring contemporary full-height tiling and digital shower, and large walk-in wardrobe. A family bathroom, with full-height tiling, heated towel rail, double ended bath, and floating sanitaryware, serves a further three double bedrooms, one with walk-in wardrobe and en suite shower room, featuring contemporary full-height tiling and digital shower. There is also a generous single bedroom. On the landing are two storage cupboards. Gas central heating throughout controlled by smart thermostat.

Enquire today.





LIVE  
13'4 x 10'10 (4.06m x 3.30m)

LIVE - EAT  
21'7 x 11'5 (6.58m x 3.48m)

RELAX  
21'8 x 11'7 (6.60m x 3.53m)

WC  
5'11 x 5'1 (1.80m x 1.55m)

UTILITY ROOM  
5'11 x 5'1 (1.80m x 1.55m)

BEDROOM ONE  
19'1 x 13'6 (5.82m x 4.11m)

WARDROBE  
13'8 x 5'3 (4.17m x 1.60m)

SHOWER ROOM  
8' x 7'3 (2.44m x 2.21m)

BEDROOM TWO  
14'2 x 8'8 (4.32m x 2.64m)

WARDROBE  
5'8 x 4'11 (1.73m x 1.50m)

SHOWER ROOM  
8'2 x 4'8 (2.49m x 1.42m)

BEDROOM THREE  
11'6 x 5'8 (3.51m x 1.73m)

BEDROOM FOUR  
12' x 9'8 (3.66m x 2.95m)

BEDROOM FIVE  
10'11 x 10' (3.33m x 3.05m)

BATHROOM  
7'3 x 5'7 (2.21m x 1.70m)

GARAGE  
19' x 16'8 (5.79m x 5.08m)



GROUND FLOOR

Live	4.06m x 3.31m	13'4" x 10'10"
Live - Eat	6.58m x 3.47m	21'7" x 11'5"
Relax	6.60m x 3.52m	21'8" x 11'7"
WC	1.54m x 1.80m	5'1" x 5'11"
Utility	1.54m x 1.81m	5'1" x 5'11"
Garage	5.79m x 5.09m	19'0" x 16'8"

\* Maximum dimensions  
† Including shower



FIRST FLOOR

Bedroom 1	5.82m <sup>*</sup> x 4.13m	19'11" x 13'6"
Wardrobe	1.61m x 4.17m	5'3" x 13'8"
Shower	2.45m <sup>*</sup> x 2.22m	8'0" x 7'3"
Bedroom 2	4.31m <sup>*</sup> x 2.64m	14'2" x 8'8"
Wardrobe	1.73m x 1.51m	5'8" x 4'11"
Shower 2	2.50m <sup>*</sup> x 1.41m	8'2" x 4'8"
Bedroom 3	3.51m <sup>*</sup> x 2.95m <sup>*</sup>	11'6" x 9'8"
Bedroom 4	3.65m <sup>*</sup> x 2.95m <sup>*</sup>	12'0" x 9'8"
Bedroom 5	3.32m <sup>*</sup> x 3.05m <sup>*</sup>	10'11" x 10'0"
Bathroom	2.20m x 1.70m	7'3" x 5'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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OF  
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ESTATE AGENTS

Ombudsman  
www.oea.co.uk

rightmove.co.uk  
The UK's number one property website

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.