

Daventry

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Offices also located in Northampton

stonhills.co.uk



22 Ennerdale Close, Daventry
Northamptonshire NN11 9EF

Guide price £300,000



Enter via an opaque UPVC double glazed entrance door into.....

ENTRANCE PORCH

UPVC double glazed window to the front aspect. Space for cloaks. Door to the entrance hall.

ENTRANCE HALL

Stairs ascending to the first floor accommodation. Built in cupboard. Doors to the lounge/diner and kitchen.

LOUNGE/DINER

25'4 x 11'11

UPVC double glazed window to the front garden. Coving to the ceiling. UPVC double glazed French doors to the rear garden. Door to the kitchen.

KITCHEN

14'4 x 7'10

UPVC double glazed window to the rear aspect. Comprises of a stainless steel drainer/sink unit with mixer tap over and built in unit under. Matching range of base, wall and drawer units. Roll edge work surfaces with tiling to splashbacks. Fitted extractor fan. Space for white goods. Warm air heating system. Opaque UPVC double glazed door to the side aspect.

FIRST FLOOR LANDING

UPVC double glazed window to the side aspect. Doors off to the first floor accommodation. Door to additional WC.

BEDROOM ONE

14'3 x 9'11

UPVC double glazed window to the front aspect.

BEDROOM TWO

10'2 x 8'7

UPVC double glazed window to the rear aspect. Built in cupboards to one wall.

BEDROOM THREE

7'11 x 9'3

UPVC double glazed window to the front aspect. Built in cupboard.

BATHROOM

Opaque UPVC double glazed window to the rear aspect. Comprises of a bath with separate fitted electric shower over and a pedestal wash hand basin. Tiling to splashbacks.

SEPARATE WC

Opaque UPVC double glazed window to the side aspect. Low level wc.

OUTSIDE

Benefits from a generous plot with well established gardens sweeping all around the property. The rear garden benefits from a southerly aspect and is not overlooked.

There is a block paved driveway leading to the single garage.

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



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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.