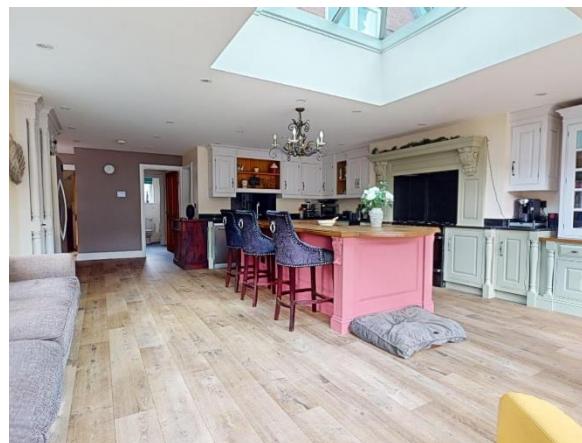




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Badby Road West, Daventry
Northamptonshire
NN11 4HJ

£625,000 Detached



Department: Sales

Tenure: Freehold



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Property Summary

Viewing highly recommended to appreciate this stunning family home, offering an abundance of space and ample flexible living opportunities.

Features & Utilities

- ✓ Detached
- ✓ Four En-Suite Bedrooms
- ✓ Off Road Parking
- ✓ Modern Open Plan Accommodation
- ✓ Over 3400 Sq Ft
- ✓ Outbuilding

Property Overview

Viewing highly recommended to appreciate this stunning family home, offering an abundance of space and ample flexible living opportunities.

The ground floor boasts a vast and welcoming entrance hall, large kitchen/diner with an impressive island and integrated Teppanyaki Grill, a separate dining area, large lounge with cast iron fireplace, a utility room, cloakroom, three further reception rooms/bedrooms and a spa room.

To the first floor there are a further four bedrooms, three en-suite bathrooms and a family bathroom. The master bedroom benefits from access to a small balcony area with views over the rear garden. To the second floor there is an additional loft room and WC, currently used as a children's play room but offering the potential for an additional bedroom.

Outside there is a spacious decking with covered seating area and a large turfed area, two storage sheds - one currently used as a gym and an outbuilding. Additional to this, there is a covered storage area with gated access from the front and rear of the property. The front of the property benefits from electric gated access and ample parking for multiple vehicles.

EPC Rating: E. Council Tax Band: E

ENTRANCE HALL

Composite entrance door. uPVC double glazed sash window to side elevation. Solid wood floorboards and decorative tiled walkway. Radiator. Stairs to first floor. Understairs storage cupboard.

BEDROOM FIVE/RECEPTION ROOM 3.88m x 4.05m (12'8" x 13'3")

Two windows to side elevation. Solid wood floor. Large double radiator.

BEDROOM SIX 3.88m x 4.86m (12'8" x 15'11")

Two large uPVC double glazed sash windows to front elevation. Large uPVC sash window to side elevation. Wood effect laminate flooring. Large single radiator.

RECEPTION ROOM THREE/PLAY ROOM 3.43m x 3.25m (11'3" x 10'7")

uPVC double glazed windows to side elevation. Large single radiator. Laminate wood effect flooring.

SPA ROOM 4.84m x 1.88m (15'10" x 6'2")

uPVC French doors to rear elevation. uPVC double glazed window to side elevation. Tiled flooring. White basin and WC. Tiling to splash back areas. Six person hot tub.

SITTING ROOM/FAMILY ROOM 6.41m x 5.78m (21' x 18'11")

uPVC bi-fold doors to rear elevation. Cast iron fireplace with decorative ornate mantelpiece and decorative porcelain tiling. Single radiator. Solid wood floorboards.

DINING ROOM 4.84m x 3.19m (15'10" x 10'5")

uPVC sash window to rear elevation. Composite door and steps down to the kitchen. Solid wood flooring with decorative tiled area.

UTILITY ROOM

Opaque window to front elevation. Vinyl flooring. A range of wall and base units. Roll top work surfaces. Stainless steel sink and drainer. WC.

SITTING ROOM/OFFICE SPACE 4.88m x 2.91m (16' x 9'6")

uPVC double glazed window to front elevation. Dark wood effect laminate flooring. Door to storage area.

COVERED STORAGE

Gated access from front and rear. Power and light connected. Plumbing for washing machine. Roll top work surfaces.

KITCHEN 7.09m x 5.51m (23'3" x 18')

Bi-fold doors to rear elevation and two large uPVC double glazed windows to side elevation. Vinyl flooring. A range of wall and base units. Granite work surfaces. Flavel Range cooker with seven burner gas hob and integrated extractor fan. White double Butler sink. Large island with solid wooden work surfaces and a range of cupboard and drawer units and an integrated Teppenyaki cooking grill.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Carpeted. Single radiator. Built in storage.

BEDROOM FOUR 3.63m x 6.08m (11'10" x 19'11")

Two uPVC double glazed windows to front elevation. Three built in storage units. Double radiator. Stairs to a mezzanine/loft room/office space. Carpeted.

SECOND FIRST FLOOR LANDING

Velux window. Stairs to ground floor and to second floor. Carpeted.

FAMILY BATHROOM

Velux window. Single radiator. A white suite comprising WC, wash hand basin and freestanding roll top bath. Vinyl flooring,

BEDROOM TWO 3.75m x 3.56m (12'3" x 11'8")

uPVC double glazed window to rear elevation. Double glazed door to access roof space. Radiator. Carpeted.

EN-SUITE 2.15m x 1.75m (7' x 5'8")

uPVC double glazed window to rear elevation. Double walk in shower cubicle. Tiled floor. Half tiled walls. Heated towel rail.

BEDROOM ONE 4.20m x 5.59m (13'9" x 18'4")

uPVC double glazed window to rear elevation. Radiator. Carpeted.

EN-SUITE 3.42m x 2.26m (11'2" x 7'4")

A white suite comprising WC and wash basin, freestanding bath and large double walk in shower. Solid wood flooring.

BEDROOM THREE 3.07m x 4.10m (10' x 13'5")

uPVC double glazed window. Double radiator. Carpeted.

EN-SUITE 1.49m x 1.81m (4'10" x 5'11")

A white suite comprising WC, wash hand basin and corner shower cubicle. Tiled walls. Tiled floor.

LOFT ROOM/BEDROOM SEVEN 6.40m x 4.21m (20'11" x 13'9")

Two Velux windows. Built in storage. Carpeted.

EN-SUITE

Heated towel rail. White suite comprising low level WC and wash hand basin.

OUTSIDE

FRONT GARDEN

Ample driveway parking. Electric gates.

REAR GARDEN

Large decked covered seating area. Steps to lower garden level. Block paved and lawn area. Two storage shed and one outbuilding.

DRAFT DETAILS

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

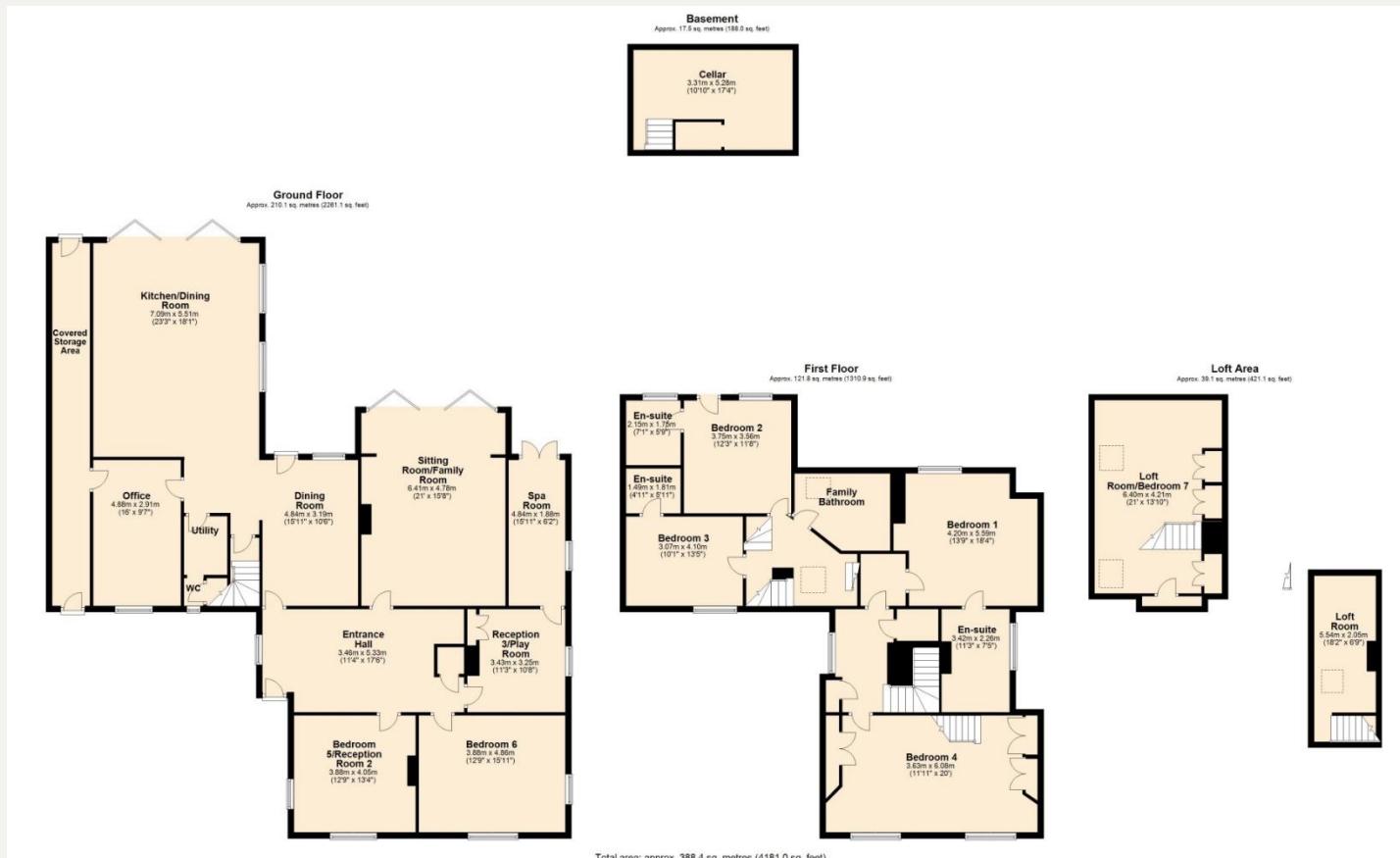
MATERIAL INFORMATION

Type - Detached
Age/Era - Ask Agent
Tenure - Freehold
Ground Rent - Ask Agent
Service Charge - Ask Agent
Council Tax - Band E
EPC Rating - E
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 - Off-street, Driveway
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

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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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