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Rievaulx Way
Daventry
Northamptonshire, NN11 2PG
£280,000 Semi-Detached



Department: Sales

Tenure: Freehold



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A BEAUTIFULLY PRESENTED AND CONTEMPORARY TWO DOUBLE BEDROOM SEMI DETACHED HOME, PLEASANTLY POSITIONED WITHIN A QUIET CUL-DE-SAC ON THE HIGHLY SOUGHT-AFTER MONKSMOOR ESTATE IN DAVENTRY.

GROUND FLOOR

- HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN
- DOWNSTAIRS WC

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BATHROOM

OUTSIDE

- FRONT GARDEN
 - GARAGE
 - REAR GARDEN
-





THE PROPERTY

A beautifully presented and contemporary two double bedroom semi detached home, pleasantly positioned within a quiet cul-de-sac on the highly sought-after Monksmoor Estate in Daventry. Perfectly balancing the convenience of town living with the tranquillity of the surrounding countryside, this impressive property was constructed in 2017 by the renowned developer Crest Nicholson and continues to benefit from its New Home Warranty.

The thoughtfully designed accommodation begins with a welcoming entrance hall and cloakroom, leading through to a spacious open-plan kitchen, dining and living area. This bright and versatile space is ideal for both everyday living and entertaining, featuring a modern, fully fitted kitchen complete with a range of integrated appliances, including a fridge/freezer, dishwasher, hob and oven.

To the first floor, the property offers two generous double bedrooms, with the main offering the advantage of an en-suite shower room, complemented by a contemporary family bathroom finished to a high standard.

Externally, the home continues to impress with off-road parking, a garage, and a beautifully landscaped, fully enclosed rear garden providing a private and attractive outdoor space to enjoy throughout the year.

EPC Rating: B. Council Tax Band: C.





MATERIAL INFORMATION

Type	Semi-Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	B
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	Parking, Allocated
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

LOCATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I, which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features, including the ironstone-built 18th-century church and Moot Hall, and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside these. Daventry offers schooling at both primary and secondary levels, as well as a leisure centre, library, dentist, GP surgeries, optician, and hospital facilities. Transport links are excellent due to its close proximity to two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury Road, as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

AGENTS NOTES

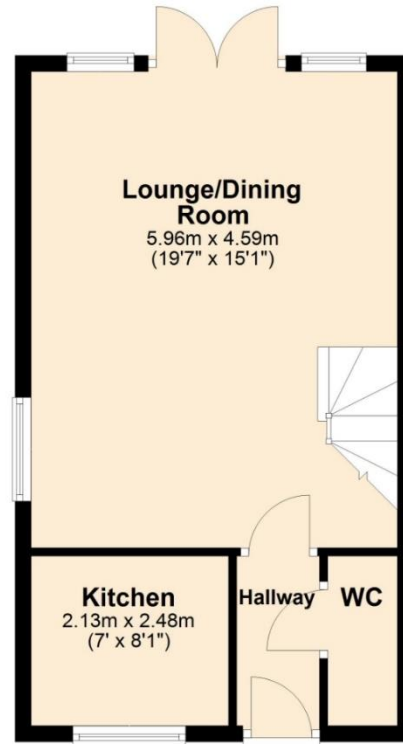
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

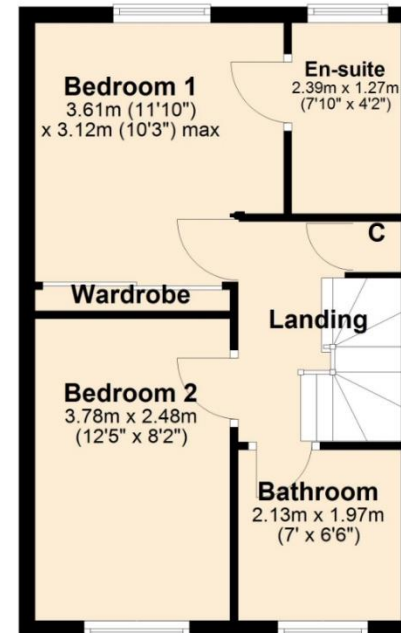
Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 sq. feet)