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Park Leys
Daventry
Northamptonshire, NN11 4AS
£365,000 Detached



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk



JACKSON GRUNDY ARE DELIGHTED TO PRESENT THIS EXCEPTIONALLY WELL PRESENTED AND THOUGHTFULLY EXTENDED THREE BEDROOM DETACHED HOME, IDEALLY LOCATED WITHIN COMFORTABLE WALKING DISTANCE OF THE TOWN CENTRE. SET ON THE EVER POPULAR PARK LEYS DEVELOPMENT, THIS SUPERB PROPERTY OFFERS AN IMPRESSIVE BLEND OF GENEROUS LIVING SPACE, FLEXIBILITY, AND MODERN FAMILY LIVING, MAKING IT AN IDEAL CHOICE FOR A WIDE RANGE OF BUYERS.

GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
 - REAR GARDEN
 - GARAGE
-

FIRST FLOOR

- BEDROOM ONE
 - ENSUITE
 - BEDROOM TWO
 - BEDROOM THREE
 - BATHROOM
-





THE PROPERTY

Jackson Grundy are delighted to present this exceptionally well presented and thoughtfully extended three bedroom detached home, ideally located within comfortable walking distance of the town centre. Set on the ever popular Park Leys development, this superb property offers an impressive blend of generous living space, flexibility, and modern family living, making it an ideal choice for a wide range of buyers.

The ground floor has been cleverly extended and reconfigured to create bright, flowing living accommodation that adapts effortlessly to modern lifestyles. Two spacious reception rooms provide excellent areas for both relaxation and entertaining, while the stylish refitted kitchen is a true heart of the home, featuring contemporary cabinetry, quality integrated appliances, and ample workspace.

A particular highlight is the versatile home office/study, complete with French doors opening directly onto the rear garden. This space is ideal for those working from home, running a business, pursuing hobbies, or even creating an additional snug or playroom, offering excellent flexibility to suit changing needs.

To the first floor, the property continues to impress. All three bedrooms are generously proportioned, providing comfortable and well balanced accommodation. The main bedroom benefits from a modern en-suite bathroom, while the remaining bedrooms are served by a stylish family shower room, complemented by a separate cloakroom, ensuring convenience for busy households.

Externally, the home enjoys a private and well maintained rear garden, perfect for outdoor dining, entertaining guests, or providing a safe and secure space for children to play. To the front, a driveway provides off road parking for two vehicles, adding to the overall practicality of the property.

This is a home that effortlessly combines space, style, and versatility, all within a highly sought after location. Ideal for families or professionals looking for a property they can move straight into and enjoy from day one.

EPC Rating: D. Council Tax Band: D.







MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	D
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
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

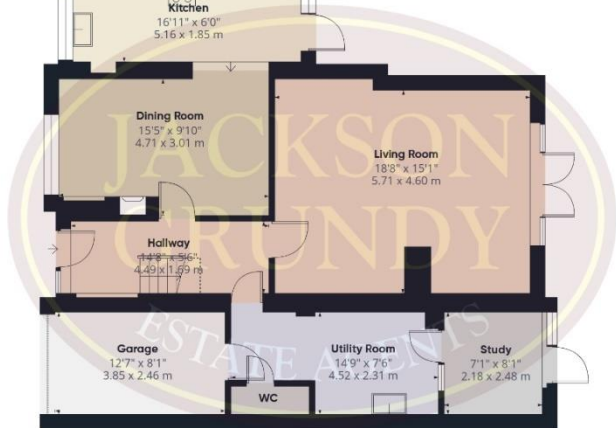
LOCATION

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.

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



Floor 0



Floor 1

Approximate total area⁽¹⁾1419 ft²131.7 m²

Reduced headroom

 12 ft^2

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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