

Daventry

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**P108 Avant Homes, Daventry
Northamptonshire NN11 4TE**

£344,995

THE HARTLEBURY - FOUR BEDROOM DETACHED HOME WITH GARAGE

Reserve this exceptional home, plot 108 at Danetre Place and move in this Christmas with Help to Buy available and Stamp duty paid!



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Reserve this exceptional home, plot 108 at Danetre Place and move in this Christmas with Help to Buy available and Stamp duty paid!

To the left of the hallway is a large Milan-inspired kitchen, with integrated appliances and an island in the middle of the room, allowing interaction whilst cooking. Spacious and light, there's also an open plan living and dining area - making maximum use of the sociable space. This area extends, through bi-fold doors, into the rear garden. To the right, as you enter, is a separate, triple aspect, living room. In addition, you'll find a large WC, featuring contemporary full-height tiling, and utility cupboard providing separate space for a washing machine and other utilities.

Upstairs, the master bedroom benefits from en suite shower room, featuring contemporary full-height tiling and digital shower and fitted wardrobes with sliding doors. A family bathroom, with full-height tiling, heated towel rail, double ended bath and floating sanitaryware, serves a further two double bedrooms and a generous single bedroom. On the landing is a storage cupboard. Gas central heating throughout controlled by smart thermostat.

Enquire today.

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

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



GROUND FLOOR

Live	5.14m [†] x 6.82m [†]	16'10" [†] x 22'5" [†]
Relax	3.28m x 4.46m	10'9" x 14'8"
WC	1.66m x 1.63m	5'5" x 5'4"
Utility	0.88m x 1.54m	2'11" x 5'1"

* Maximum dimensions
** Minimum dimensions
† Including shower
†† Excluding wardrobe



FIRST FLOOR

Bedroom 1	2.98m ^{**} x 3.80m ^{††}	9'9" ^{**} x 12'6" ^{††}
Shower	2.49m [†] x 1.21m	8'2" [†] x 4'0"
Bedroom 2	2.78m x 3.94m [*]	9'1" x 12'11" ^{**}
Bedroom 3	2.78m x 2.79m ^{**}	9'1" x 9'2" ^{**}
Bedroom 4	2.27m ^{**} x 2.21m ^{**}	7'5" ^{**} x 7'3" ^{**}
Bathroom	2.21m x 1.71m	7'3" x 5'7"



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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.