

Daventry

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**2 Bodleian Close, Daventry
Northamptonshire NN11 4RY**

£199,950

A well presented three bedroom EXTENDED semi detached property boasting a re-fitted kitchen, double glazing, gas to radiator heating, single garage and driveway parking. The accommodation briefly comprises of an entrance porch and hallway, lounge which leads through to a dining area, kitchen,



Access to the property is gained via an opaque UPVC double glazed entrance door into entrance porch

ENTRANCE PORCH

UPVC double glazed window to both side aspects. laminate wood flooring. Door to entrance hall.

ENTRANCE HALL

Stairs ascending to the first floor accommodation. Radiator. Door to the lounge.

LOUNGE

14'9 x 14'2 (4.50m x 4.32m)

UPVC Double glazed window to the front aspect. Feature fireplace with inset remote controlled electric fire. Gas point. Radiator. wood flooring. Television point. through to the living area.

DINING ROOM

14'3 x 6'11 (4.34m x 2.11m)

UPVC double glazed window to the side aspect. Radiator. Wood flooring. Door to the kitchen. Archway through to the living area.

LIVING AREA

13'2 x 7'5 (4.01m x 2.26m)

UPVC double glazed sliding doors to the rear garden. Wood flooring. Radiator. Wall mounted boiler. Access to the kitchen. Alarm control panel. Opaque UPVC double glazed door to the side aspect.

KITCHEN

10'9 x 6'10 (3.28m x 2.08m)

Refitted kitchen to comprise of a stainless steel drainer/sink unit with mixer tap over and built in unit under. Matching range of base, wall, drawer and display units. Roll edge work surface with tiling to splashbacks. Built in cooker with hob and extractor hood over. Space for fridge and freezer. Space and plumbing for washing machine. Under unit lighting. Door to the living area and access to the dining room.

FIRST FLOOR LANDING

Opaque UPVC double glazed window to the side aspect. Doors off to the first floor accommodation. Access to loft. Airing cupboard.

BEDROOM ONE

12'3 x 9'6 (3.73m x 2.90m)

UPVC double glazed window to the rear aspect. Radiator. Spot lights to the ceiling. Television point. Built in mirrored wardrobes to one wall. Dimmer switch.

BEDROOM TWO

11'8 x 8 (3.56m x 2.44m)

UPVC double glazed window to the front aspect. Radiator. Television point.

BEDROOM THREE

7'8 x 5'10 (2.34m x 1.78m)

UPVC double glazed window to the front aspect. Radiator. Spot lights to the ceiling. Television point.

BATHROOM

Fitted in a three piece suite to comprise of a low level wc, pedestal wash hand basin and a panelled bath with fitted electric shower over. Tiling to splashbacks. Radiator. Extractor fan. Spot lights to the ceiling.

OUTSIDE

The front garden – Lawned area to the side. Driveway providing off road parking for several vehicles. Gated side access to the rear garden via the car port.

Single garage – Up and over door. Power and light connected. Courtesy door to the car port area.

The rear garden – Large patio area with steps leading up to lawned area. Flower and shrub tree borders. Further large patio area to the side of the property. Outside tap. Enclosed by fencing to boundaries. Benefits from not being directly overlooked.

