

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

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32 Western Avenue, Daventry
NN11 9EY

£340,000



A well-presented ESTABLISHED three-bedroom semi-detached home, boasting a larger-than-average rear garden, UPVC double-glazed conservatory and carport with remote-controlled door.

The accommodation briefly comprises an entrance hall, a spacious lounge featuring a bay window to the front, and an open-plan kitchen/dining area with doors leading into the UPVC double-glazed conservatory, providing an excellent additional living space with views and access to the garden.

To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from an extensive rear garden, predominantly laid to lawn and offering plenty of space for families, entertaining or simply enjoying the outdoors. The garden also features useful outbuildings, a summer house and provides access to the carport, which has a remote-controlled door leading to the front.

Further benefits include a recently replaced boiler, gas central heating and UPVC double glazing throughout.

This is a lovely home offering generous outside space and well-presented accommodation, and an early viewing is highly recommended to fully appreciate what the property has to offer.

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		
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Not environmentally friendly - higher CO ₂ emissions		
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