



5 ORCHARD STREET
Drayton, Daventry, NN11

 **DAVID COSBY**
ESTATE AGENTS



5 Orchard Street Drayton, Daventry, NN11

£245,000 (Guide Price)

- 3 double bedrooms
- Family bathroom
- Shower room
- Ground floor WC
- Sitting room
- Dining area
- Study room
- Kitchen
- Off road parking
- South west facing rear garden
- Sought after location
- Room for expansion



Description

5 Orchard Street, Drayton is a well presented and extended 3-bedroom semi-detached property in the sought-after hamlet of Drayton. Occupying a large corner plot with extensive driveway for several vehicles there is potential for further extension subject to Statutory Approval.



Daventry is surrounded by beautiful countryside, picture postcard villages, and easy commuting for a perfect work-life balance. There is a wealth of independent shopping outlets along the picturesque Sheaf Street, coupled with larger retail outlets and fantastic local sporting facilities.



The Property

Entrance Hall:

The entrance hall is accessed via a four-panel door with decorative upper glazed panes and canopy over. The entrance hall contains the mains electrical digital meter and consumer unit which are housed in high level timber cabinets. The floor is laid with dark stain, Oak effect laminate boards which extend through to the sitting and dining room areas and the quarter winder stairs are covered with cut pile carpet and fitted with timber mop-handrail. A four-panel door provides access to the front sitting room.

Sitting room:

The spacious sitting room with through diner has a 3-unit uPVC dark grey timber effect double glazed window which overlooks the front garden and recreation ground beyond. There is an attractive multi-fuel stove within the open fireplace which is housed on a tiled hearth.

Dining Area:

The dining area to the rear of the sitting room has space for a good-sized table and chairs. A six-panel door provides access to the rear lobby area and a further six panel door provides access to the office / study and under stairs cupboard to the side aspect of the property.

Study Room:

The neutrally decorated office / study to the side of the property has a two-unit double glazed window to the side aspect providing natural lighting. The under stairs cupboard off the study contains the balanced flue combination boiler and provides useful storage space.

Central Rear Lobby:

The central rear lobby is laid with dark stain Oak effect laminate boards and incorporates recessed lights to the ceiling. There is recessed area providing good space for storage of boots and coats. Six-panel doors lead off to the kitchen, bathroom, and cloakroom.

Kitchen / Breakfast Room:

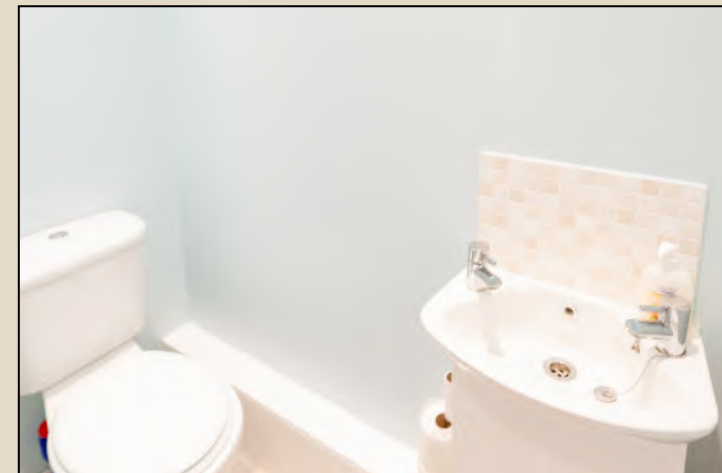
The large kitchen is fitted with a range of modern base and wall units with clean lines and brushed steel handles. The floor is finished with tile effect sheet vinyl and there is a three-unit double glazed window overlooking the rear patio area and garden beyond. There is an inbuilt / integrated fridge, and under counter space for 2 appliances. There is also a Hotpoint electric oven and Schott Ceran hob with extractor fan over. A breakfast bar extends into the centre of the kitchen providing a useful seating area.

Downstairs cloakroom:

The cloakroom off the central lobby is fitted with a mechanical extract fan and is neutrally decorated with sanitary appliances comprising white ceramic WC and wash hand basin. Recessed ceiling lights have been installed.

Downstairs bathroom:

The bathroom is situated to the rear of the property with an obscured double-glazed window to the rear elevation providing natural light. Recessed ceiling lights have been fitted and there is a ceiling hatch providing access to the roof void above. Sanitary appliances include ceramic wash hand basin with pedestal and bath. The floor is fitted with tile effect sheet vinyl.



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The Property

First Floor Landing:

The first-floor landing has cut pile carpet with six panel doors leading to the bedrooms and first floor shower room. There is a ceiling hatch providing access to the main roof void.

Bedroom One:

The main bedroom is a good size double, located to the front aspect of the property with a three-unit timber effect double glazed window overlooking the front garden and recreational ground beyond. The room is neutrally decorated with decorative lining paper to the rear wall. Cut pile carpet has been fitted and there is an original timber four panel door providing access to a good size storage cupboard above the stairs. Further fitted cupboards with double swing doors have been installed either side of the chimney breast.

Bedroom Two:

Bedroom two is a good size double bedroom located at the rear of the property with good natural lighting from the two-unit double glazed window which overlooks the patio and garden beyond. The room is south west facing and is provided with an ample amount of natural lighting. There is a ceiling hatch providing access to the rear roof void.

Bedroom Three:

Bedroom three is a double located to the rear right-hand side of the property and has a two-unit window providing natural lighting. The room is neutrally decorated with motif paintings to the right-hand side wall and cut pile carpet.

Shower Room:

The first-floor shower room is fitted with large ceramic wall tiles with a mosaic band. Sanitary appliances comprise modern white vanity unit housing a ceramic sit-on sink with Chrome mixer tap and WC with concealed cistern and there is corner shower unit with double sliding glazed doors.



Outside Areas

Front Aspect:

The front aspect of the property overlooks the local recreation ground. There is a good-sized front garden which is partly laid to lawn and incorporates a large driveway providing off road parking for several vehicles. There is gated access to the rear garden.

Rear Garden:

There is a hardstanding area to the side of the property where a timber storage shed is situated and gated access is provided to the rear garden. The rear garden is on a split level with an upper tiered grassed area and a lower concrete slab patio area. There is a further timber shed to the rear of the garden providing





Ground Floor 57.5 sqm

First Floor 42.5 sqm



All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 100 sqm

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Local Authority: Daventry District Council

Council Tax: Band C

EPC: Current 68 (D) January 2021

Services: Electricity, Gas, Water and Drainage.

Additional Notes: Replacement double glazed windows were installed in 2020 have the benefit of a FENSA certificate and a portion of the remaining warranty. The multi-fuel stove within the sitting room has a HETAS installation certificate. There is a current GasSafe certificate for the gas installation and the modern condensing combination boiler has recently been installed and has the benefit of a 10-year warranty. Heating is provided by double-fin pressed steel radiators throughout.

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.