

NEW INSTRUCTION

DRAYTON PARK
Daventry, NN11 8TB



DAVID COSBY
ESTATE AGENTS



Drayton Park

Daventry, NN11 8TB

Total GIA Floor Area | Approx. 279 sqm (3003 sqft)



5 Bedrooms



2 Receptions



3 Bathrooms

Features

- Sought After Drayton Park Location
- No onward chain
- Five Bedrooms
- Large Private Corner Plot
- Newly Decorated and Carpeted
- Family Bathroom and En-suite
- South facing Conservatory
- Gated vehicular access
- Integral Double Garage
- Gardens to all sides

Description

A substantial five-bedroom detached property on a generous corner plot with wrap-around gardens in the desirable Drayton Park area. This individually designed home features half-hip roofs, brick dentil courses, and quoins, and has been recently redecorated with new cut-pile carpets. Ready for immediate occupancy and offered with no onward chain.

The property features double-swing vehicular gates leading to a sweeping drive and integral double garage. Inside, the central hall with a half-winder staircase opens to a galleried landing. The dual-aspect living room has patio doors to the south-facing garden and a large inglenook fireplace. The ground floor includes a kitchen/breakfast room, dining room, utility area, shower room, cloakroom, and conservatory. Upstairs, the master bedroom has a walk-in wardrobe and en-suite, plus four additional bedrooms and a family bathroom.



Drayton Park is highly regarded residential development close to Daventry town centre, adjacent to the tranquil Drayton Reservoir.

The Property

Entrance Hall

The large, centrally positioned entrance hall is approached via a good-sized enclosed porch. All principal rooms, and the first-floor landing, are accessed from this entrance hall and there is good natural lighting provided by the large window overlooking the front aspect.

Living Room

The substantial living room is carpeted throughout with large bay window overlooking the front aspect and French doors opening out onto the south facing rear garden. The large inglenook fireplace is centrally positioned providing an attractive focal point to this room.

Kitchen / Breakfast Room

The well-appointed kitchen/breakfast room offers a comprehensive range of wall and floor-mounted cupboards, complemented by granite work surfaces along three elevations. Integrated appliances include a dishwasher and a Neff oven and microwave. Windows provide views of the rear and side gardens, and there is ample space for a dining table and chairs. A door leads to the large utility area.

Utility

The large utility area features floor-to-ceiling built-in storage cupboards, a modern stainless-steel sink with a worktop below the side window, and space for a washing machine and fridge freezer. There is also a door to the double garage, a door to the side garden, and access to a convenient shower room.

Downstairs Shower Room

This useful downstairs shower room includes a shower cubicle, WC, and wash hand basin, along with a mechanical extract vent. Ideal for refreshing after outdoor activities, it's perfect for both family and pets.

Dining Room

The dining room is accessed from both the kitchen and hallway and features French doors which open to the large south facing conservatory.

Conservatory

Built with facing brick cavity walls, the stained hardwood conservatory features double-glazed panes. It wraps around the dining room, providing views of and access to the garden, making it an excellent space for entertaining, relaxing, or a play area for children.





The Property

Downstairs Cloakroom

The downstairs cloakroom, accessed from the front hallway, is fully tiled and equipped with a WC and a wash hand basin set into a fitted storage vanity unit. A modern wall-mounted chrome heated towel has been fitted.

First Floor Landing

The impressive galleried landing is accessed from the centrally located half-winder staircase leading to all main rooms. A pleasant window seat has been formed beneath the front facing dormer window.

Master Bedroom

The expansive master bedroom has dual aspect windows overlooking the front aspect and garden and benefits from a built-in walk-in-wardrobe and large en-suite bathroom.

En-Suite

This luxurious, fully tiled en-suite features a bath with shower over, WC and wash hand basin fitted into a vanity unit, and a chrome heated towel rail.

Bedroom Two

The generously sized second double bedroom at the rear of the property includes large built-in wardrobes and dual aspect windows overlooking the rear and side gardens.

Bedroom Three

Another good-sized double room, bedroom three is situated at the rear of the house with dual aspect windows to the side and rear garden, and benefits from built-in wardrobes.

Bedroom Four

Bedroom four, a small double or a good-sized single room, is located at the front of the property. Currently used as a study area, it includes built-in shelves and a storage unit.

Bedroom Five

Occupying a central position, bedroom five overlooks the rear of the property and serves as a small double or a good-sized single room.

Family Bathroom

The fully tiled family bathroom includes a large shower cubicle, separate bath, WC, and a wash hand basin set into a vanity unit. A wall-mounted mirrored unit and chrome heated towel rail complete this modern, relaxing space.



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Grounds

Front Aspect

Entry is via double-swing vehicular gates with an intercom system and a separate pedestrian gate. These gates lead to a large block-paved driveway that sweeps to the double garage and can accommodate parking for several vehicles. Established greenery offers a natural screen at the front, which is partly laid to lawn with additional gravelled parking space leading to the rear and side gardens.

Rear and Side Gardens

The rear garden wraps around each side of the house and is separated into a grassed area to the side suitable for a children's play area, a 'Zen' garden, and a generous decking area, perfect for entertaining. There is also a pleasant walkway through well-tended trees leading to a good-sized aluminium glass house for cultivating a sustainable lifestyle and the enjoyment of homegrown produce. A tree lined verge separates the rear garden from the A361 Drayton Way.

Garage

The large, integral double garage features separate up-and-over doors opening onto the front driveway and a pedestrian door accessible from the utility area.





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Location

Drayton Park is highly regarded residential development close to Daventry town centre, adjacent to the tranquil Drayton Reservoir. The area is known for its individual, architect designed, executive homes on large plots, which are enhanced by attractive open landscaped green spaces, some of which are in a waterside setting with well-maintained hedges and grass verges.

Drayton Park also offers convenient access to a mature green space with attractive planting along the former Daventry-Braunston railway line. This area includes a pleasant footpath and cycleway, providing an enjoyable route to Daventry town centre.

Daventry provides a good variety of modern conveniences, surrounded by beautiful countryside and picturesque villages. The town boasts a pedestrianised area through which runs the historic Sheaf Street – a delightful retail area with many Listed buildings which offer a variety of independent shopping and quaint cafes. The town centre also provide larger retail outlets, and excellent sporting facilities.

For those who enjoy the outdoors, there are plenty of walks to explore nearby, such as Daventry Country Park and the famous Borough Hill, which is noted for its rich history, featuring remnants of an Iron Age hill fort and Roman settlement, making it an area of significant archaeological interest.

Daventry offers superb commuting links for professionals and families alike. Sitting at the heart of England's motorway network ensures easy access to major routes like the M1, M6, and M45. For those preferring public transport, Long Buckby railway station is a short drive away, offering regular services to Birmingham, Northampton, and London, making daily commutes or weekend getaways convenient.

Property Information

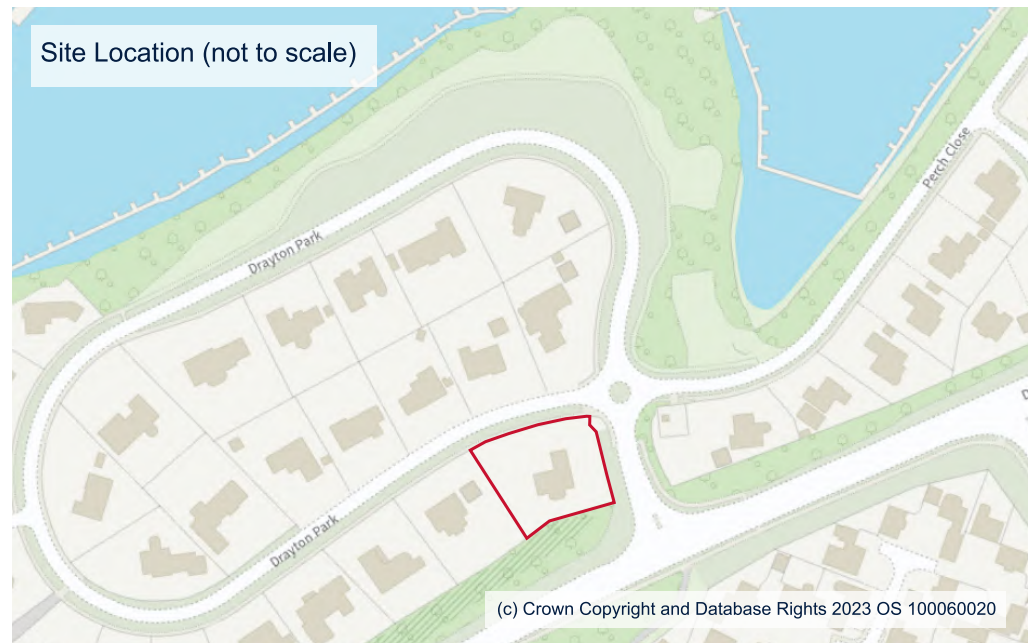
Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band G **EPC:** Rating C

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



1 Drayton Park, Daventry, NN11 8TB

Approximate GIA (Gross Internal Floor Area) Inc. Garage & Conservatory = 279 sqm (3003 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 148 sqm (1593 sqft)



FIRST FLOOR GIA = 131 sqm (1410 sqft)



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