

NEW INSTRUCTION



CROXDEN WAY

Monksmoor Park, Daventry, NN11 2PD



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area Inc. Garage | Approx. 108 sqm (1162 sqft)



3 Bedrooms



1 Reception



2 Bathrooms

Features

- Three Bedrooms
- Master Bedroom with En-Suite Shower Room
- Open-Plan Kitchen, Living, and Dining Area
- Ground Floor Cloakroom/WC
- Gas Radiator Heating and UPVC Double Glazing
- Enclosed and Landscaped South Facing Rear Garden
- Garage and Off-Road Parking for Two Cars

Description

A stunning three-bedroom semi-detached family home, built in 2017 by Crest Nicholson, offering high specification finishes throughout, including a comprehensive fitted kitchen with Bosch appliances, gas radiator heating, UPVC double glazing, and stylish bathrooms. The home also benefits from the remaining portion of an NHBC certificate, offering peace of mind. Accommodation includes open-plan living on the ground floor with a good-sized lounge featuring French doors to the south facing rear garden, a central dining area, a well-appointed kitchen to the front aspect, and a cloakroom off the entrance hall. At first floor there are three bedrooms, including a master bedroom with an en-suite shower room, and a family bathroom.

Externally, the property showcases a contemporary design, featuring steeply pitched roofs, double-height glazing with rendered surrounds, and an engineering brick entrance porch with rounded corners and a projecting canopy. The property also benefits from an enclosed and landscaped south-facing rear garden, off-road parking for two cars, and an attached single garage.



Monksmoor Park is located on the northern edge of Daventry and with a good range of amenities including local shops, schools, and an abundance of green spaces, the area is perfectly designed for modern family living.

The Property

Entrance Hall

The main entrance hall is accessed via a composite timber-effect door with an integral frosted vision panel and a three-bar locking mechanism. The hallway features two-tone emulsion walls and timber-effect laminate flooring. Contemporary panel-effect doors open to a large storage cupboard, with hooks and space for cleaning appliances and shoes. Additional doors lead to the ground floor cloakroom and the open-plan sitting room, dining room, and kitchen. Natural lighting is provided by a full-height double-glazed window to the side aspect, and mains backup smoke detection is fitted.

Cloakroom

The ground-floor cloakroom is fitted with a ceramic WC with a concealed cistern and a wall-mounted chrome flush mechanism, alongside a wall-mounted ceramic wash hand basin with a chrome mixer tap. The room is neutrally decorated, with ceramic tiling around the basin, and features mechanical extract ventilation. The timber-effect laminate flooring flows through from the entrance hall.

Kitchen

The kitchen is equipped with a range of contemporary base and wall units with flush drawers and doors, complemented by timber-effect square-edged work surfaces and matching splashbacks. Built-in Bosch appliances include a four-burner induction hob with extractor hood and built-in light, a two-door electric oven, a dishwasher, and a full-height fridge-freezer. There is also space for a washing machine. A stainless-steel sink with a drainer and mixer tap is positioned beneath a two-unit double-glazed window overlooking the front aspect. Recessed lighting and ceiling-mounted mechanical extract ventilation ensure a well-lit and functional space.

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The Property

Dining Room

Located centrally within the open-plan area, the dining room has ample space for a good-sized table and chairs. Natural lighting is provided by a casement window to the side elevation. Quarter winder stairs with cut-pile carpet and painted timber balustrades ascend to the first-floor accommodation, and a large understairs storage cupboard offers additional storage space. Timber-effect laminate flooring flows through from the entrance hall and kitchen.

Sitting Room

This delightful sitting room, located at the rear aspect of the property, is bathed in natural light from the double-glazed French doors and matching sliding casement windows, which open onto the south-facing rear garden. The walls are neutrally decorated, and the flooring continues with timber-effect laminate boards.





Naked

The Property

Landing

The first-floor landing features cut-pile carpets and white painted balustrades with stained oak handrails. Contemporary panel-effect doors lead to the principal bedrooms and the family bathroom. There is a spacious airing cupboard and walls are neutrally decorated.

Bedroom One

This spacious double bedroom located at the rear right-hand side of the property enjoys a two-unit window overlooking the south-facing rear garden. The room is tastefully decorated with part timber panelling and features cut-pile carpets. A large built-in two-door mirrored wardrobe offers ample storage space and is fitted with upper shelving and a clothes rail.

En-Suite

The en-suite to Bedroom One is fitted with a modern three-piece suite. A frosted casement window provides natural light and ventilation, complemented by a ceiling-mounted extractor fan. Grey timber-effect laminate flooring completes the room, with heating provided by a chrome ladder towel rail and an electric shaver point.

Bedroom Two

A further double bedroom positioned at the front right-hand side of the property, Bedroom Two benefits from a full-height four-unit double-glazed window, allowing ample natural light. The walls are neutrally decorated, and the floors are finished with cut-pile carpets.

Bedroom Three

Currently used as a hobby room, Bedroom Three is a single bedroom located at the rear left-hand side of the property. This versatile space has cut-pile carpets and a window overlooking the south-facing garden. The walls are neutrally decorated.

Family Bathroom

The family bathroom is fitted with a contemporary three-piece suite comprising WC, wall-mounted wash hand basin, and a bath with an overhead shower and hinged glass screen. The walls feature half-height marble-effect ceramic tiling, with full-height tiling around the bath and shower area. Grey timber-effect laminate flooring and a chrome ladder towel rail complete the room. A casement window provides natural lighting and ventilation, along with an additional ceiling-mounted extractor fan.





Grounds

Front Aspect

The property is set back from Croxden Way with a block-paved pathway leading to the main front entrance, which is sheltered by a projecting canopy. A slate-shingle border with established shrubs has been formed, with additional shrubs separating the garden from the public footpath. A dropped curb provides access to a block-paved driveway, offering off-road parking for two vehicles and access to the attached single garage.

Rear Aspect

The south-facing rear garden features a patio area with well-tended perennials, with a pathway leading to a central BBQ area and a timber shed at the rear. A part-glazed composite door provides pedestrian access to the garage. The remainder of the garden is laid to lawn, bordered by close-board timber fencing.

Garage

The attached single garage is constructed of facing brick beneath a pitched and tiled roof and is located to the right-hand side of the property. Vehicular access is via an automatic up-and-over timber-effect door, and there is space to the rear of the garage for a workshop area. The garage is fitted with shelving, power, and lighting. A part-glazed pedestrian door opens onto the south-facing rear garden.



Location

Monksmoor Park is located on the northern edge of Daventry and with a good range of amenities including local shops, schools, and an abundance of green spaces, the area is perfectly designed for modern family living. The picturesque village of Welton lies nearby, adding a charming rural backdrop to the area.

Monksmoor Park is conveniently positioned just a 7-minute drive from the A5 and 16 minutes from the M1, making travel to neighbouring towns and cities straightforward. For those commuting by train, Long Buckby station is only a 9-minute drive away, offering direct services to major hubs, including Birmingham and London.

Daventry itself is surrounded by beautiful countryside, picture postcard villages and easy commuting. As well as the many independent shopping outlets along the pedestrianised Sheaf Street, there are larger retail outlets and good local sporting facilities. For those who enjoy the outdoors, there are plenty of walks to explore nearby, such as the Daventry Country Park and Borough Hill.

Families will love the local green spaces. Monksmoor Children's Park and Lang Farm Playground are both within easy reach, providing safe and well-maintained areas for children to play and explore. With Daventry Country Park also close by, there is no shortage of open space to enjoy.

Monksmoor Park is ideally situated for families with children, boasting a selection of well-regarded schools for all age groups. Monksmoor Park CE Primary School is located within the development, ensuring that younger children can enjoy a short and convenient commute to school.

Property Information

Local Authority: South Northamptonshire Council

Services: Water, Drainage, & Electricity

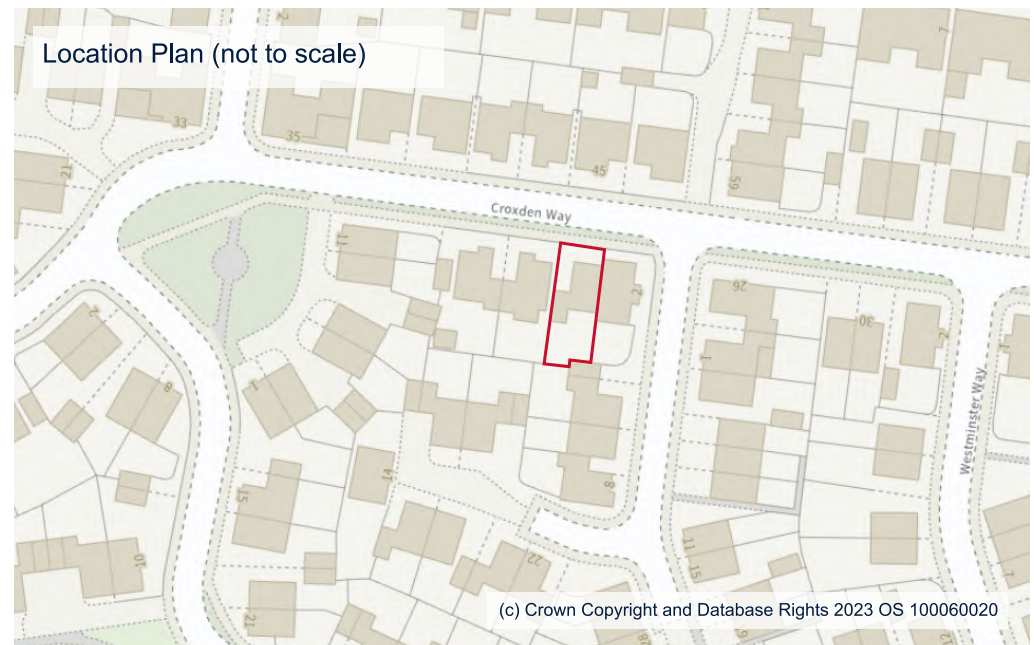
Council Tax: Band C **EPC:** Rating TBC

Agent's Notes

A management charge fee of approximately £40/month is payable towards the upkeep of communal areas on the development and your legal adviser should be asked to clarify this.

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.



Croxden Way, Daventry, NN11 2PD

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 108 sqm (1162 sqft)

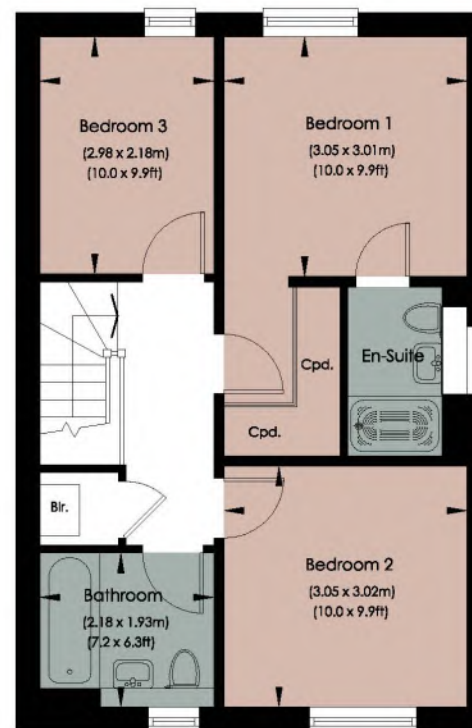


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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 = 63 sqm (1754 sqft)



FIRST FLOOR GIA = 45 sqm (484 sqft)



DAVENTRY

01327 361664

enquiries@davidcosby.co.uk

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Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

www.davidcosby.co.uk