



**Residential Sales, Lettings and Mortgages**

48 High Street, Daventry, Northants NN11 4HU

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15 Dale Close  
Daventry  
NN11 8SY



**\* Four Bedroom Detached**  
**\* Sought After location**

**\* No Upper Chaim**  
**\* Single Garage**

**£359,995**

**A four-bedroom detached family home situated in this cul de sac location. The property benefits from recently refitted kitchen and bathroom, gas central heating and spacious accommodation comprising, entrance hall, cloakroom, lounge, dining room, kitchen, utility room, four bedrooms and bathroom with en suite to master bedroom. Outside are gardens to front and rear with off road parking and single garage. EPC Rating C**



# 15 Dale Close, Daventry, Northants, NN11 5SY

## ENTRANCE HALL

Entered via a Upvc door, single panelled radiator, under stairs cupboard, stairs rising to the first floor landing and doors giving access to:

## CLOAKROOM

Upvc double glazed window to the front aspect, radiator, low level W.C and wash hand basin.

## DINING ROOM

9'1" x 8'10" (2.77m x 2.69m). Upvc double glazed window to the front aspect, radiator, and coving to ceiling.

## LOUNGE

15'4" x 10'10" (4.67m x 3.30m). Sliding patio doors to the rear garden, feature cast iron fire surround, two radiators and coving to the ceiling.

## KITCHEN

14'3" x 8'10" (4.34m x 2.69m). Fitted kitchen with a range of high and low level units with work space over. 1½ bowl stainless steel sink unit, built in gas hob, electric double oven, built in fridge, Upvc double glazed window to the rear aspect, Upvc double glazed window to the side and door to:

## UTILITY ROOM

8'10" x 4'8" (2.69m x 1.42m). Built in cupboard space with stainless steel sink unit, built in freezer, plumbing for washing machine and wall mounted boiler for the central heating and hot water system. Door to the side.

## FIRST FLOOR LANDING

Access to the loft space, two built in cupboards, and doors giving access to:

## BEDROOM 1

12'0" x 11'5" (3.66m x 3.48m). Upvc double glazed window to the front aspect, radiator, over stairs bulkhead, built in wardrobes and door to:

## EN SUITE

Built in shower cubicle, wash hand basin and low level W.C. Upvc double glazed window to the side aspect. and single radiator.

## BEDROOM 2

12'6" x 10'5" (3.81m x 3.18m). Upvc double glazed window to the front aspect, single radiator.

## BEDROOM 3

12'5" x 7'10" (3.78m x 2.39m). Upvc double glazed window to the rear aspect, single panelled radiator.

## BEDROOM 4

12'2" x 7'10" (3.71m x 2.39m). Upvc double glazed window to the rear aspect, built in wardrobe.

## BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level W.C. Upvc double glazed window to the side aspect and single radiator.



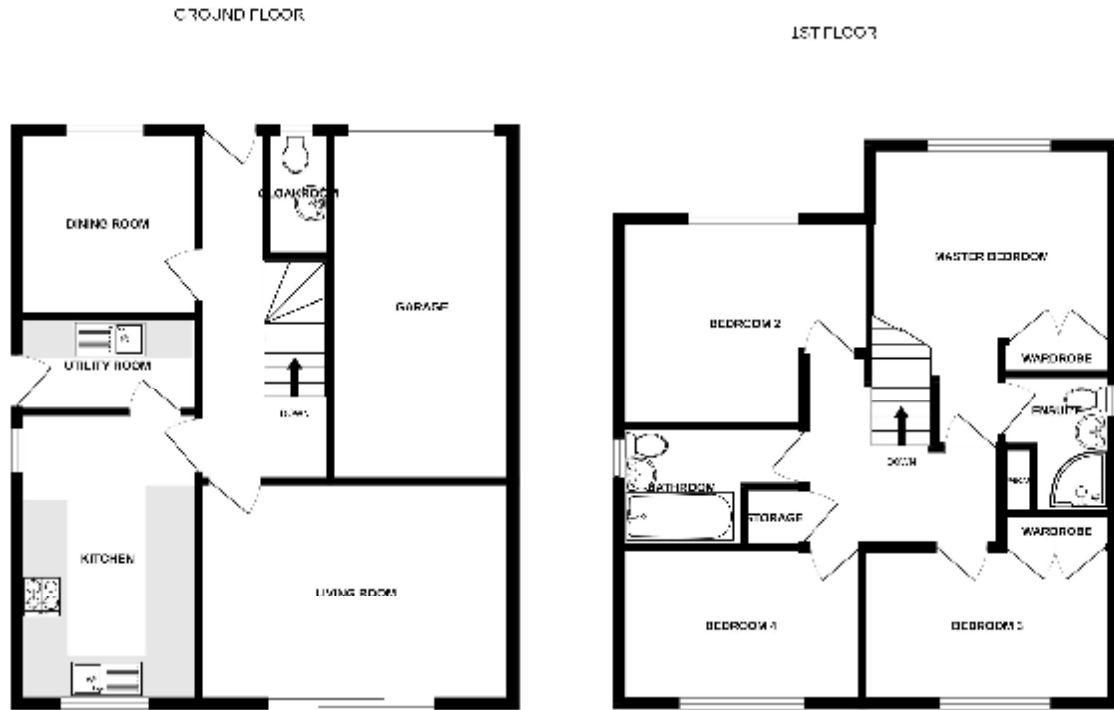
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### OUTSIDE

To the rear is a garden backing onto a wooded area. Paved patio area and gravelled area to the side, Wooden pergola to the rear, lawned area, path to the side and the plot is enclosed by timber fencing. To the front is a driveway leading to a single garage with up and over door power and lighting.

### FLOOR PLAN

Floor plans are provided for general guidance only and may not be to scale.



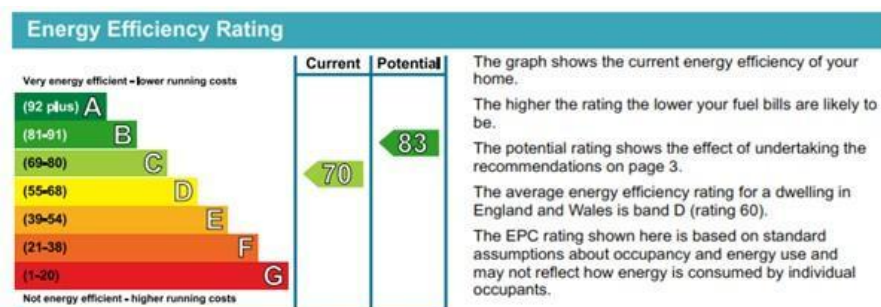
### VIEWING

Strictly by prior appointment through Danetre Estate Agents on 01327 703252.

### TENURE

The seller advises that the property is Freehold we have not had sight of the title documents and therefore the buyer is advised to obtain verification from their own solicitor.

### ENERGY PERFORMANCE CERTIFICATE



### COUNCIL TAX

Council tax band E.

### FIXTURES, FITTINGS, APPLIANCES

The Fixtures, Fittings & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Prospective purchasers are advised to satisfy themselves as to their working order and condition.

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### **MEASUREMENTS**

All dimensions are approximate and unless otherwise stated are taken at the widest points.

### **INTERNAL PHOTOGRAPHS**

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### **GENERAL**

Although every care has been taken with the preparation of these particulars, complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

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