



15 STOWE WALK  
Middlemore, Daventry, NN11

 **DAVID COSBY**  
ESTATE AGENTS





# 15 Stowe Walk

Middlemore, Daventry, NN11

**£315,000 (Guide Price)**

- Large master bedroom
- Two further bedrooms
- Ensuite to master bedroom
- Family bathroom
- Kitchen breakfast room with integrated appliances
- Dining room / study
- Sitting room with French doors to courtyard garden
- Overlooking Drayton reservoir
- Separate garage with allocated parking space

## Description

A rarely available and beautifully presented spacious 3-bedroom semi-detached property (formerly 4 bedrooms) situated on the popular Middlemore development on the northern outskirts of the market town of Daventry and overlooking Drayton reservoir.

## Location

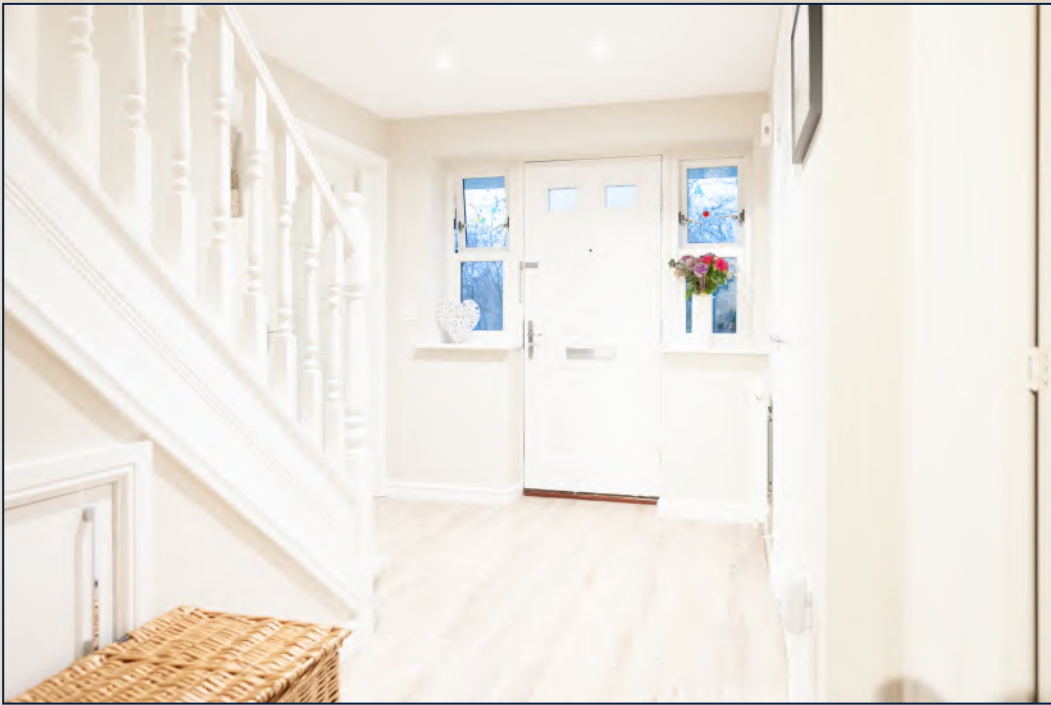
The property is situated on the banks of Drayton Reservoir in the heart of the popular Middlemore development on the northern outskirts of Daventry. The historic market town of Daventry is surrounded by beautiful countryside, picture postcard villages and easy commuting all of which make for a perfect work life balance. There is a wealth of independent shopping outlets along the popular Sheaf Street coupled with larger retail outlets and fantastic local sporting facilities. Middlemore itself benefits from an attractive local pub, the Middlemore Farm, and its own local stores.



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# The Property

## Entrance Hall:

The property is entered via the South facing front entrance door with canopy porch over and side lights. Benefiting from a wrap around corner position, 15 Stowe Walk feels extremely spacious and the entrance hall does not disappoint in this regard. From the entrance hall each of the principal ground floor rooms are accessed. These include the sitting room, kitchen breakfast room and dining room / study. There is also a ground floor WC and small under stairs cupboard. Light Oak effect laminate flooring and off-white painted walls create a stunning and fresh feel to this area.

## Living Room:

The large dual aspect sitting room is neutrally decorated with champagne coloured carpet. A south facing bay window to the front aspect overlooks the natural habitat green space which leads down to the. To the rear aspect, French doors open onto the private courtyard garden.

## Kitchen / Breakfast Room:

The large kitchen benefits from a central island, with both storage and breakfast counter. There is a full set of integrated appliances including fridge freezer, double oven and dishwasher with space also for a washing machine and tumble dryer behind painted timber base units. Spotlights and large ceramic tiling to the floor with smaller off-white ceramic tiling to the walls above the base units complete this practical yet elegant space.

## Dining Room /Study:

The large carpeted dining room benefits from a bay window overlooking the front aspect and owing to its generous size, this space is currently used as both a formal eating area and also work from home office with room for both a dining table and desk.

## Downstairs cloakroom:

Completing the downstairs is the ground floor WC with modern white low level cistern toilet and wall mounted hand basin with white tiling splashback and obscure glazed window to the front aspect.



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# The Property

## First Floor Landing:

The champagne carpeting continues up the stairs to the spacious first floor landing area from which the 3 bedrooms and family bathroom are accessed.

## Master Bedroom:

The glamorous master bedroom overlooks the reservoir and was originally the main bedroom and also bedroom number three. This superb combined space now boasts 4 windows to the front south facing aspect, two fitted wardrobes and an en suite shower room. A fourth bedroom could be recreated if desired.

## Ensuite:

The ensuite to the master bedroom benefits from a large rectangular shower cubicle, wall mounted semi circular wash hand basin and central mixer tap with fitted floor mounted vanity unit and low level cistern WC.

## Bedroom Two:

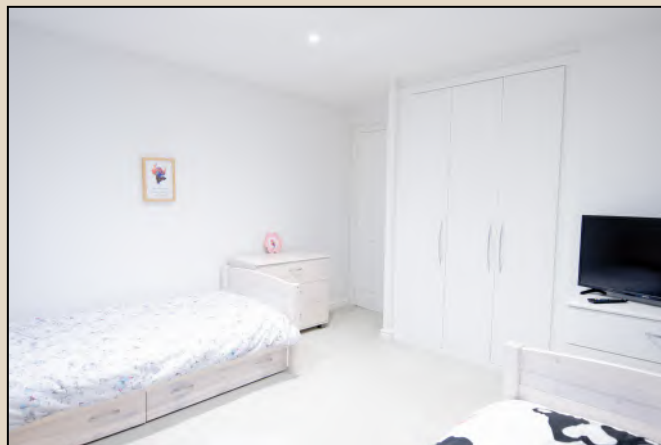
Bedroom two is another good size double bedroom situated at the front of the property with two south facing windows providing ample natural lighting . This bedroom also benefits from fitted wardrobes.

## Bedroom Three:

The third bedroom to the rear of the property is a smaller single bedroom currently used as a playroom but would equally have space for a single bed and wardrobe.

## Family Bathroom:

The good sized family bathroom to the first has a rear aspect obscured glazed window and benefits from wall mounted semi circular wash hand basin with fitted vanity unit, low level cistern WC and bath with shower over. Oak effect laminate flooring and large ceramic tiling to most of the wall space completes this bright spacious area.







## Outside Areas

### Front Aspect:

The south facing garden wraps around the front aspect of the property and enjoying a cup of coffee or glass of wine sitting here would really make you feel as if you were on holiday with the green habitat and reservoir just a few feet beyond.

### Rear Garden:

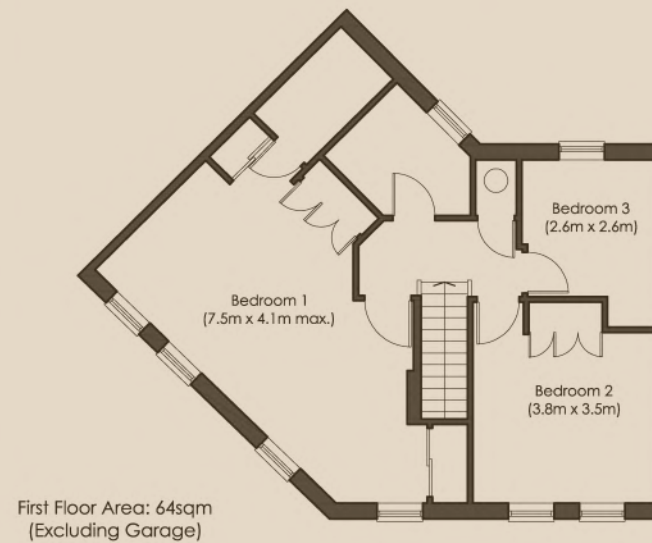
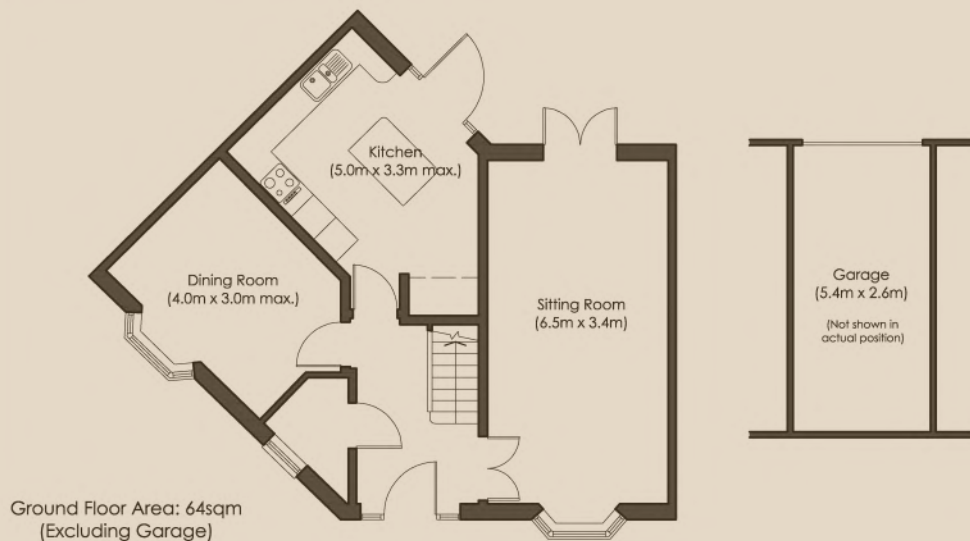
Equally relaxing would be dinner in the delightful entertaining space that is the rear courtyard garden a private, enclosed space accessed from both the sitting room and kitchen.

### Garage:

The property also benefits from a single garage and allocated parking space situated next to the adjoining property.







All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 128sqm  
Excluding Garage



**Local Authority:** Daventry District Council

**Council Tax:** Band D

**EPC:** Current 75(C) March 2020

**Services:** Mains Gas, Electricity. Solar Roof Tiles, Water and Drainage

### 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.

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