



25 ENNERDALE CLOSE
Drayton, Daventry, NN11

 **DAVID COSBY**
ESTATE AGENTS



25 Ennerdale Close

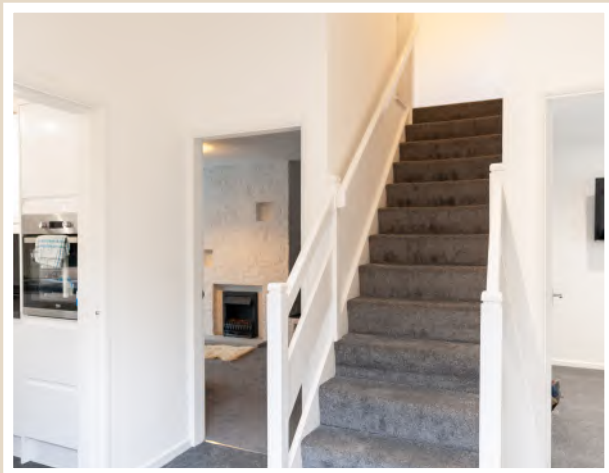
Drayton, Daventry, NN11

£235,000 (Guide Price)

- Sought after location
- Recently refurbished
- 2/3 bedrooms
- Newly installed kitchen and bathroom
- Conservatory
- Off road parking
- Garage and Car Port

Description

25 Ennerdale Close is a recently refurbished semi-detached chalet bungalow located in the popular area of Drayton. With two good sized double bedrooms, first floor separate WC, newly fitted kitchen and bathroom, sitting room, front reception room and conservatory. There is also off-road parking with a useful carport shelter and detached concrete sectional garage.



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 ground floor entrance hall is a good sized space with natural lighting from the glazed entrance door and side panel. As with most of the rooms, it features newly fitted cut pile carpet and has been recently redecorated. A straight flight of timber stairs with ranch style balustrades leads to the first floor accommodation. Slatted doors lead to the main bathroom and kitchen and timber glazed doors lead to the sitting room and front reception room.

Kitchen:

The newly fitted kitchen is located to the rear left-hand side of the property and features modern clean lined white base and wall units with granite effect roll top work surfaces and a stainless steel sit on sink with mixer taps. There is a built-in single oven and ceramic hob with a stainless steel carbon filter over. Space has been provided for washing machine, tumble drier and American size fridge freezer. The floor is finished with grey timber effect laminate boards with white metro tiling above the base units. There is a 2-unit double glazed window to the side elevation and a 2-panel double glazed timber effect door providing access to the rear conservatory.



Living Room:

The sitting room is located to the rear right-hand side of the property and features double glazed aluminium sliding doors providing access to the rear conservatory. There is a white facing brick chimney breast with staggered niches and shelving areas. The newly installed cut pile carpet extends through from the entrance hall and the room has been recently redecorated.

Front Reception Room / Bedroom Three:

The front reception room, which could alternatively be used as a third bedroom, is a good sized seating area with large 3-unit double glazed unit overlooking the front elevation providing good natural lighting. There is also a large under stairs cupboard providing useful storage space.

Conservatory:

The uPVC timber effect conservatory has a mono pitch polycarbonate roof and single doors leading to the side and rear gardens.

Family Bathroom:

The double aspect family bathroom to the front left-hand side of the property has recently been refitted with ceramic WC incorporating low level cistern, wash-hand basin with ceramic pedestal and bath incorporating chrome mixer taps and shower over. Marble effect ceramic tiles have been installed. There is a decorative obscured glazed 2-unit window to the front elevation and a high level obscured glazed window to the side elevation.



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The Property

First Floor Landing:

The first-floor landing is newly carpeted and decorated with timber flush doors to the front and rear bedrooms and to the separate WC with cistern sink.

Master Bedroom:

Bedroom one is a large double bedroom situated to the rear of the property with a 3-unit double glazed window overlooking the rear garden. It is a large and bright space with good natural lighting and there is also a large eaves' cupboard suitable for storage.

Bedroom Two:

Bedroom two is a further double bedroom located to the front of the property and, again, features a large double glazed 3-unit window providing good natural lighting. Neutrally decorated and with newly fitted cut pile carpet and, again, a large eaves' cupboard suitable for storage.

First Floor WC:

There is a separate WC at first floor level with timber laminate board floor and half height ceramic tiling. The WC is fitted with a space saving cistern sink.

Outside Areas:

Front Aspect:

The garden to the front aspect is mainly laid to lawn with a Privet hedgerow providing a front boundary.

Rear Garden:

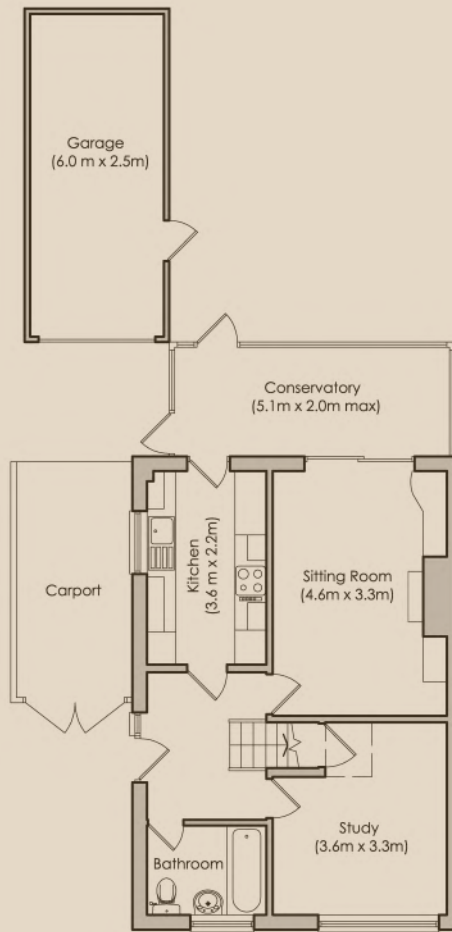
The rear garden is a good size and features perimeter close board timber boundary fencing. It is mainly laid to lawn and ready for the next owner to put their stamp on.

Garage and Carport:

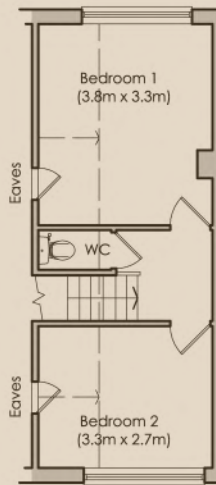
There is a tarmac driveway with perimeter block pavements providing off road parking and leading to the car port with double swing vehicular access doors. Behind the car port is a further detached concrete sectional garage.







Ground Floor 47.0 sqm



First Floor 27.0 sqm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Local Authority: Daventry District Council

Council Tax: Band C

EPC: Current E February 2021

Services: Electricity, Gas, Water and Drainage.



All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 74 sqm
(Excluding Garage, Carport and Conservatory)

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