



 **DAVID COSBY**
ESTATE AGENTS
For Sale
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44 CHRISTCHURCH DRIVE
Stefen Hill, Daventry, NN11

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44 Christchurch Drive

Stefen Hill, Daventry, NN11

£320,000 (Guide Price)

- Private cul-de-sac location
- Off road parking
- Private south west facing garden
- Timber summer house with power and lighting
- Four double bedrooms
- Large, dual aspect living room
- Generously sized dining room
- Fitted kitchen with integrated appliances
- Large conservatory
- Four-piece bathroom
- Three-piece shower room
- Cloak room

Description

44 Christchurch Drive is a detached 4 bedroom, two bathroom, family home situated within a private cul-de-sac of just 4 similarly styled properties and located in the popular Stefen Hill development on the Southern outskirts of Daventry. There is off road parking for several vehicles and to the rear is a south west facing, private and well-tended rear garden with large patio seating area, raised lawn area, and delightful timber summerhouse. The property has been extended and enhanced by the current owners to provide spacious accommodation for a growing family. Internally, at ground floor level, there is an impressive 7m dual aspect sitting room, generously sized dining room, large 3 segment conservatory, well-appointed kitchen, utility, cloak room, porch, and good-sized entrance hall. First floor accommodation includes four double bedrooms, a four-piece bathroom and separate shower room.



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 spacious entrance hall is accessed through a useful double-glazed enclosed porch. The stained timber staircase features a large quadrant base step. There is an under-stair cupboard providing additional storage space and timber flush doors leading to the cloakroom, sitting room and kitchen.

Cloakroom:

The cloakroom is fitted with a WC and ceramic wash hand basin. There is a top hung double-glazed window providing natural lighting and ventilation. Walls have been finished with half height ceramic tiling.

Kitchen:

The kitchen is well appointed with a good range of modern base and wall units and ample worksurface area. There is a NEFF electric hob with carbon filter hood over, and built-in NEFF double oven. A 3-unit double glazed window overlooks the conservatory area and there is a stainless-steel sink and a half with drainer.

Conservatory:

The large three segment Victorian style conservatory is a particularly attractive feature providing views and access to the south west facing private garden. A single double glazed door to the right hand side leads to a patio area perfect for outdoor entertaining.

Dining Room:

The generously sized dining room has ample space for a large table and chairs with additional room for cabinets and storage. A double-glazed bay window to the front elevation provides good natural lighting and there is a glazed stable-style door providing access to the side/rear garden.

Utility:

The utility to the rear of the property has a double-glazed door and casement window overlooking the rear garden and is fitted with a range of base and wall units with stainless steel sink and drainer, and space for washing machine, tumble drier and dishwasher. The floor is finished with ceramic tiles which extend through to the kitchen area. A balance flue gas boiler is located within the utility room providing hot water and central heating.

Living Room:

The large dual aspect sitting room features a segmental bay window to the front elevation and double-glazed sliding doors to the rear conservatory providing good natural lighting and views over the well-tended rear garden. With a sealed gas flame fire set within a Minster style surround, the living room is both comfortable and spacious.



44 Christchurch Drive is a detached 4 bedroom, two bathroom, family home situated within a private cul-de-sac of just 4 similarly styled properties. Extended and enhanced by the current owners, accommodation includes an impressive 7m dual aspect sitting room, generously sized dining room, large conservatory, well-appointed kitchen, utility, cloak room, porch, four double bedrooms, a four-piece bathroom and separate shower room.

The Property

First Floor Landing:

The first-floor landing features timber dado rails to the walls with low level decorative lining paper. The floor is carpeted, and timber flush doors with top lights lead to the principal bedrooms, bathroom and separate shower room. There is also an airing cupboard housing the hot water cylinder and providing useful storage space.

Master Bedroom:

The master bedroom is a good-sized double with built-in wardrobe space providing ample storage. There is a 3-unit double glazed window overlooking the rear garden.

Bedroom Two:

Bedroom two is located to the front of the property and features a 3-unit double glazed window overlooking the front drive. It is a good-sized double with space for storage and wardrobes.

Bedroom Three:

Bedroom three is also situated to the front of the property and is another good-sized double with space for storage. There is a 3-unit double glazed window overlooking the front drive.

Bedroom Four:

Bedroom four overlooks the rear garden. It is currently used as a study area with a single bed although this could be a further double bedroom.

Family Bathroom:

The family bathroom is located to the rear of the property and features a two-unit window overlooking the rear garden. It is fitted with a good-sized corner shower with glazed panelling, a large corner bath, clam shell wall mounted wash hand basin, and WC with low level cistern. Heating is provided by a large chrome ladder towel rail.

Shower Room:

The shower room has been added by the current owners to complement the accommodation and is fitted with a good-sized shower cubicle, WC with low level cistern and clam shell ceramic wash hand basin set within a vanity unit.



Outside Areas

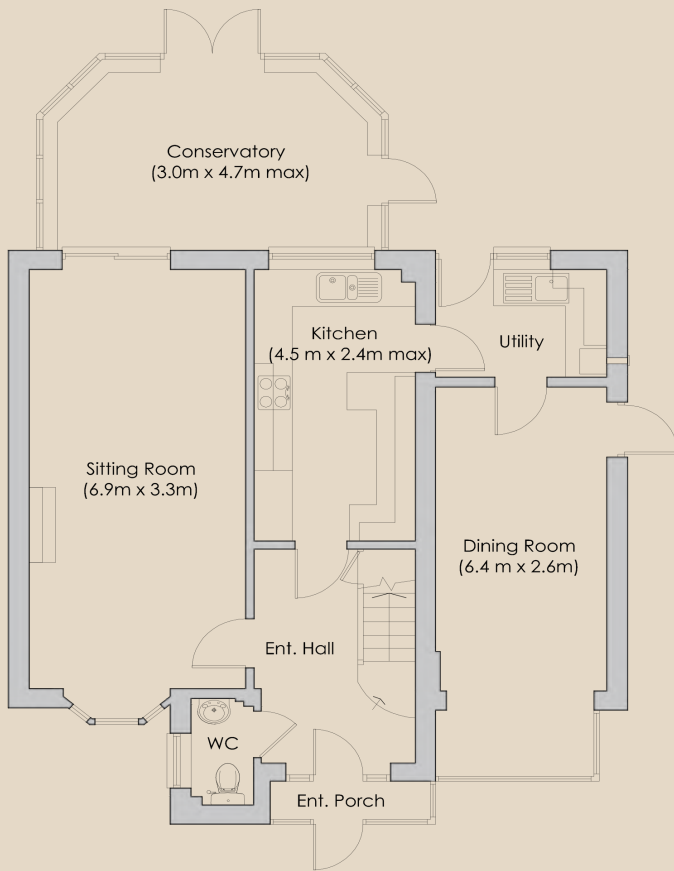
Front Aspect:

To the front of the property there is parking space for several vehicles with adjacent planter beds and a pathway providing gated access to the rear garden.

Rear Garden:

The south west facing rear garden is on a split level with a large patio area adjacent to the conservatory with a brick retaining wall and steps leading up to the raised garden where there is a further patio area and artificial turf lawn. A delightful timber summerhouse with lighting and power has been erected and will be included within the sale.

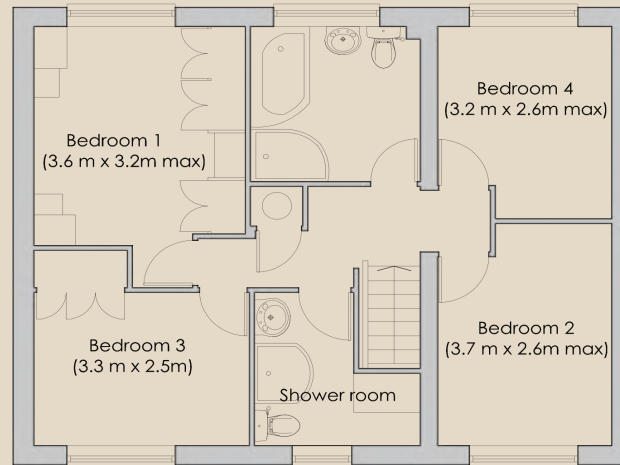




Ground Floor 87.7 sqm

All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 149 sqm



First Floor 61.0 sqm



Local Authority: Daventry District Council

Council Tax: Band D

EPC: Current C February 2021

Services: Electricity, Gas, 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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