



34 PRESTON DRIVE

Lang Farm, Daventry, NN11



DAVID COSBY
ESTATE AGENTS



34 Preston Drive

Lang Farm, Daventry, NN11

Features

- Large detached family home
- Four double bedrooms
- En-suite to master bedroom
- Open plan kitchen / dining room
- Separate study
- Ground floor cloak room
- Utility
- Tree lined corner plot
- Enclosed rear garden
- Double garage

Description

34 Preston Drive is an impressive family home located on the well-designed, sought after development of Lang Farm with its wide roadways and abundant green spaces. Accommodation includes four double bedrooms with an en-suite to the master bedroom, open plan kitchen / dining room, sitting room with log burning stove, utility room, cloak room, separate study, double garage, and front and rear gardens.



Situated on the northern outskirts of the market town of Daventry 34 Preston Drive sits at the end of a small cul-de-sac with local amenities including doctors, dentist, small supermarket and public house, at nearby Ashby Fields.

The Property

Entrance Hall

A central entrance hall greets you upon entering this impressive home with all principal rooms leading off and a ground floor WC to the front left hand side elevation. The large understairs space currently houses a dresser perfect for storing shoes, hats and gloves.

Sitting Room

The sitting room to the side elevation of the property boasts a large bay window providing ample natural lighting and a log burning stove perfect for winter nights framed within a painted feature wall. There is space for two large settees, an armchair and dresser.

Kitchen/Dining Area

The kitchen / breakfast room is a perfect family space for cooking, socialising and making sure that homework is done! There is room for a large table and chairs in front of the French doors leading to the garden, a breakfast bar and large kitchen area with good storage, a built in oven and gas hob and space for a fridge freezer.

Utility

The utility is usefully located to the rear of the property, leading off from the kitchen, and with a separate back door entrance is perfect for those muddy walks around the Country Park and a good space to leave mucky boots and dirty doggies! Space for a washer dryer has been provided.

Study / Play room

And lastly downstairs you will find the dual aspect study or playroom located to the front of the property. Perfect for those work from home days if a home office is needed, or a useful playroom or even formal dining space.

The stairs then lead from the entrance hall up to the first-floor accommodation.



First Floor Landing

The galleried first floor landing provides a spacious area leading to the four double bedrooms.

Master Bedroom

The master bedroom is a large double room, tastefully decorated with generous built in storage and a large window overlooking the side elevation.

Master Bedroom En-Suite

The en-suite is neutrally decorated and provides a shower cubicle, low level WC and wall mounted wash hand basin.

Bedroom Two

The second bedroom is another good size double bedroom situated to the front of the property and with dual aspects provides good natural lighting and again incorporates built-in storage.

Bedroom Three

Bedroom three is situated to the front left hand side of the property and again offers dual aspects and built in storage.

Bedroom Four

The fourth bedroom is another double located to the rear left hand corner of the property with built in storage and a large window overlooking the rear garden.

Family Bathroom

The family bathroom provides a bath with separate shower cubicle, low level WC and wall mounted wash hand basin situated in the centre of the rear elevation and with natural lighting and ventilation provided by a small window overlooking the garden.



Outside Areas

Front Aspect

The property is reached via a shared private driveway and is set back from Preston Drive and screened by well-established trees. There is a small, grassed area to the side elevation and a driveway leading to the garage.

Rear Garden

The south westerly facing rear garden provides a safe space for children to play and a large decking area perfect for entertaining and enjoying cool drinks on lazy summer evenings.

Garage

The property boasts off road parking for several cars and a large double garage.



Location

Situated on the northern outskirts of the market town of Daventry 34 Preston Drive sits at the end of a small cul-de-sac with local amenities including doctors, dentist, small supermarket and public house, at nearby Ashby Fields.

Daventry is also surrounded by beautiful Northamptonshire countryside and picturesque villages. There is a wealth of independent shopping outlets along the popular Sheaf Street, coupled with larger retail outlets and fantastic local sporting facilities, and on Tuesdays and Fridays, the lively local market can be enjoyed.

Other nearby amenities include a post office, supermarkets, banks, hairdressers, coffee shops, and leisure centre. For those who enjoy the outdoors, there are plenty of walks to explore nearby, such as the Daventry Country Park and Drayton Reservoir.



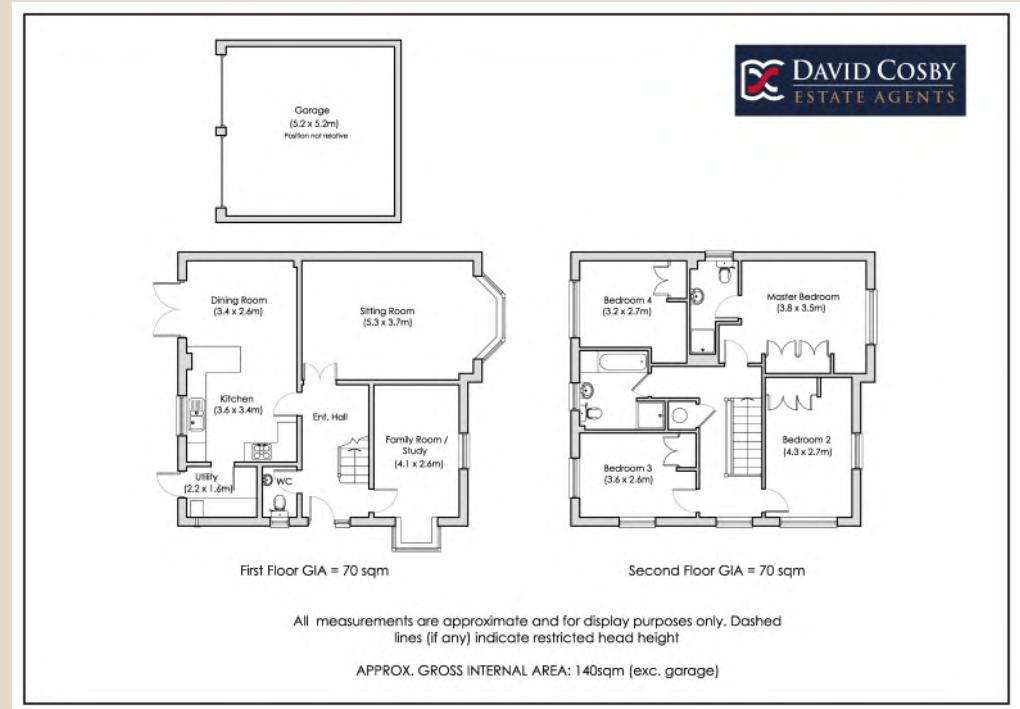
MOOT HALL



SHEAF STREET, DAVENTRY



David Cosby | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE
t: 01327 361664 e: enquiries@davidcosby.co.uk
www.davidcosby.co.uk



Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Electricity, and Gas

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

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 conducted a survey of the premises, nor have we 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.

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS registered firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just 1% Including VAT on a No Sale - No Fee basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact David, Natasha, or Rachael on 01327 361664 to arrange a no obligation market appraisal. Alternatively, visit our website at davidcosby.co.uk



David Cosby MRICS | Director
davidcosby@davidcosby.co.uk



Natasha Cosby | Director
natashacosby@davidcosby.co.uk

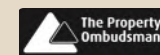


Rachael McKnight | Sales Assistant
rachaelmcknight@davidcosby.co.uk



t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk



rightmove