



5 Perch Close, Daventry, NN11 8YY



Offers in excess of £700,000

Stuart Charles are delighted to offer FOR SALE this rarely available executive five bedroom detached family home located in this in demand quiet cul de sac. Situated a short walk from the peaceful Drayton reservoir and a short drive to Daventry town centre an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of a large entrance hall, a tv/sitting room, lounge, dining room, modern kitchen/breakfast room, utility room and guest W.C. To the first floor are five good sized bedrooms all with fitted wardrobes and a three piece modern shower room. The master and second bedrooms also benefit from three piece en-suites as well. Outside to the front is a large driveway that provides off road parking for multiple vehicles and leads to a large laid lawn and DOUBLE garage. To the rear a large L shaped patio area leads up to a large laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- LARGE LOUNGE
- UTILITY ROOM
- SEPERATE DINING ROOM
- FIVE GOOD SIZED BEDROOMS WITH FITTED WARDROBES
- DOUBLE GARAGE WITH LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- MODERN KITCHEN/BEAKFAST ROOM WITH FREE STANDING ISLAND
- GUEST W.C
- TV ROOM/SNUG
- EN-SUITE TO MASTER AND SECOND BEDROOMS
- SOUTH FACING GARDEN

Entrance Hall

Entered via a double glazed door, radiator, under stairs storage cupboards, stairs rising to first floor landing, door to:

Tv Room

12'11 x 12'0 (3.94m x 3.66m)

Tv point, radiator, double glazed bay window to front elevation.

Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash and a

Sitting Room

20'3 x 16'1 (6.17m x 4.90m)

Three double glazed windows to the front elevation, radiator, tv point, telephone point, gas fire, doors to:

Dining Room

13'2 x 12'4 (4.01m x 3.76m)

Double glazed window to rear elevation, radiator, door to kitchen.

Kitchen/Breakfast Room

22'5 x 15'11 (6.83m x 4.85m)

Fitted to comprise a range of base and eye







FAMILY RULES
Keep your promises
SHARE
Take a whole lot
of love to your parents
NO YELLING
and don't be mean
HUG OFTEN
and love one another

level units with a single sink with cold water filter tap, induction hob, two Miele ovens with grill, two Miele microwaves with grills, integrated dishwasher, free standing Island, two radiators, tv point, double glazed window to rear elevation, double glazed French doors to rear elevation.

Utility Room

7'8 x 7'6 (2.34m x 2.29m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, space for automatic washing machine, space for tumble dryer, double glazed door to side elevation.

First Floor Landing

Stairs rising from first floor landing, loft access, doors to:





Bedroom One

14'6" x 17'4" (4.42m x 5.28m)

Three double glazed windows to front elevation, radiator, tv point, built in wardrobes, door to:

En-Suite

7'6" x 7'6" (2.29 x 2.29)

Fitted to comprise a three piece suite consisting of a walk in mains feed double shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

Bedroom Two

13'6" x 12'2" (4.11m x 3.71m)





En-Suite

7'8" x 6'3" (2.36 x 1.93)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

Bedroom Three

12'3" x 11'11" (3.73m x 3.63m)

Double glazed window to front elevation, radiator, built in wardrobes.

Bedroom Four

11'9" x 10'1" (3.58m x 3.07m)

Double glazed window to rear elevation, radiator, built in wardrobes.





Perch Close, Daventry, Northamptonshire
 Approximate Gross Internal Area
 Main House = 205 Sq M/2206 Sq Ft
 Garage = 31 Sq M/334 Sq Ft
 Outbuildings = 12 Sq M/129 Sq Ft
 Total = 248 Sq M/2669 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Bedroom Five

9'2 x 8'1 (2.79m x 2.46m)

Double glazed window to rear elevation, fitted wardrobes, radiator.

Bathroom

8'1 x 7'4 (2.46m x 2.24m)

Fitted to comprise a three piece suite consisting of a walk in mains feed waterfall shower, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation, extractor fan.

Outside

Front: A large driveway provides off road parking for multiple vehicles and leads to two separate laid lawns which are enclosed by privet hedges and lead to a double garage.

Garage: With two Garola doors, power and light connected, ceiling spotlights, pedestrian door to rear elevation.

Rear: A large L shaped patio area leads up onto a laid lawn and is enclosed by timber fencing to all sides,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	