mustard
estate agents

**Lavender Way, Daventry, Northamptonshire, NN11 4WP**

**Asking Price**
**£360,000**

# At a glance

- Four Bedrooms
- End-of-Terrace
- Under Floor Heating Throughout the Ground Floor
- EV Charging Point
- Air Source Heat Pump
- PV roof panels
- Front and Rear Gardens
- Driveway
- EPC Rating B

# Full property description

An immaculately presented four bedroom home situated on the highly popular Malabar development on the rural outskirts of Daventry. Built by Spitfire Homes in 2024, this property benefits from a remaining 8 years of NHBC warranty and, in brief, comprises: entrance hall, kitchen, sitting room, four bedrooms with a dressing room within the master, bathroom, ensuite and cloakroom.

Located on a small community of only 50 homes from Spitfire's Signature Specification this home benefits from eco-friendly and sustainable features such as heating and hot water powered by the latest air-source heat pump technology, solar PV roof panels, an EV charging point and under floor heating throughout on the ground floor. This home also boasts a top of the range interior specification, front and rear gardens, and a driveway allowing off road parting for two vehicles.

# Additional Information

**Services:** Mains water, electricity, gas
**Local Authority:** Daventry District Council
**Council Tax Band:** D
**Energy Efficiency:** B

## Entrance

Enter via the front door into the entrance hall which has wood effect flooring, stairs leading to the first floor and doors leading to all ground floor accommodation and to a storage cupboard.

## Kitchen

The kitchen includes both high level and low level units, quartz worksurface, quartz upstands and tiling to the splashback areas, inset sink with mixer tap, continued wood effect flooring, full-height window to the rear aspect, spotlighting, under unit lighting, space for a dining table and integrated appliances such as an eye level double oven/microwave, hob, fridge/freezer and dishwasher. Openings lead to the entrance hall and sitting room.

## Sitting Room

The sitting room has continued wood effect flooring, a door leading to the sitting room and an opening through to the kitchen. To the rear aspect is a window, two further full-height windows and glazed French doors which lead out to the garden.

## Cloakroom

The cloakroom has a WC with hidden cistern, handwash basin, wall tiling, extractor fan and continued wood effect flooring.

## First Floor Landing

Stairs rise from the entrance hall to the first floor lading which includes carpeted flooring, doors leading to all first floor accommodation and stairs rising to the second floor.

## Bedroom Two
Bedroom two has carpeted flooring, fitted mirrored wardrobes and a window to the rear aspect.

## Bedroom Three
Bedroom three includes carpeted flooring and a window to the front aspect.

## Bedroom Four
Bedroom four includes carpeted flooring and a window to the front aspect.

## Bathroom
The bathroom includes a WC with hidden cistern, hand wash basin, panelled bath, shower cubicle, spotlighting, floor tiling and wall tiling.

## Second Floor Landing
Stairs rise from the first floor landing to the second floor landing where a door leads into bedroom one.

## Bedroom One

Bedroom one has carpeted flooring, a dressing area with mirrored sliding wardrobes, access to the loft space via a hatch, a dormer window to the front aspect and a Velux window to the rear aspect. A door leads into the ensuite.

## Ensuite

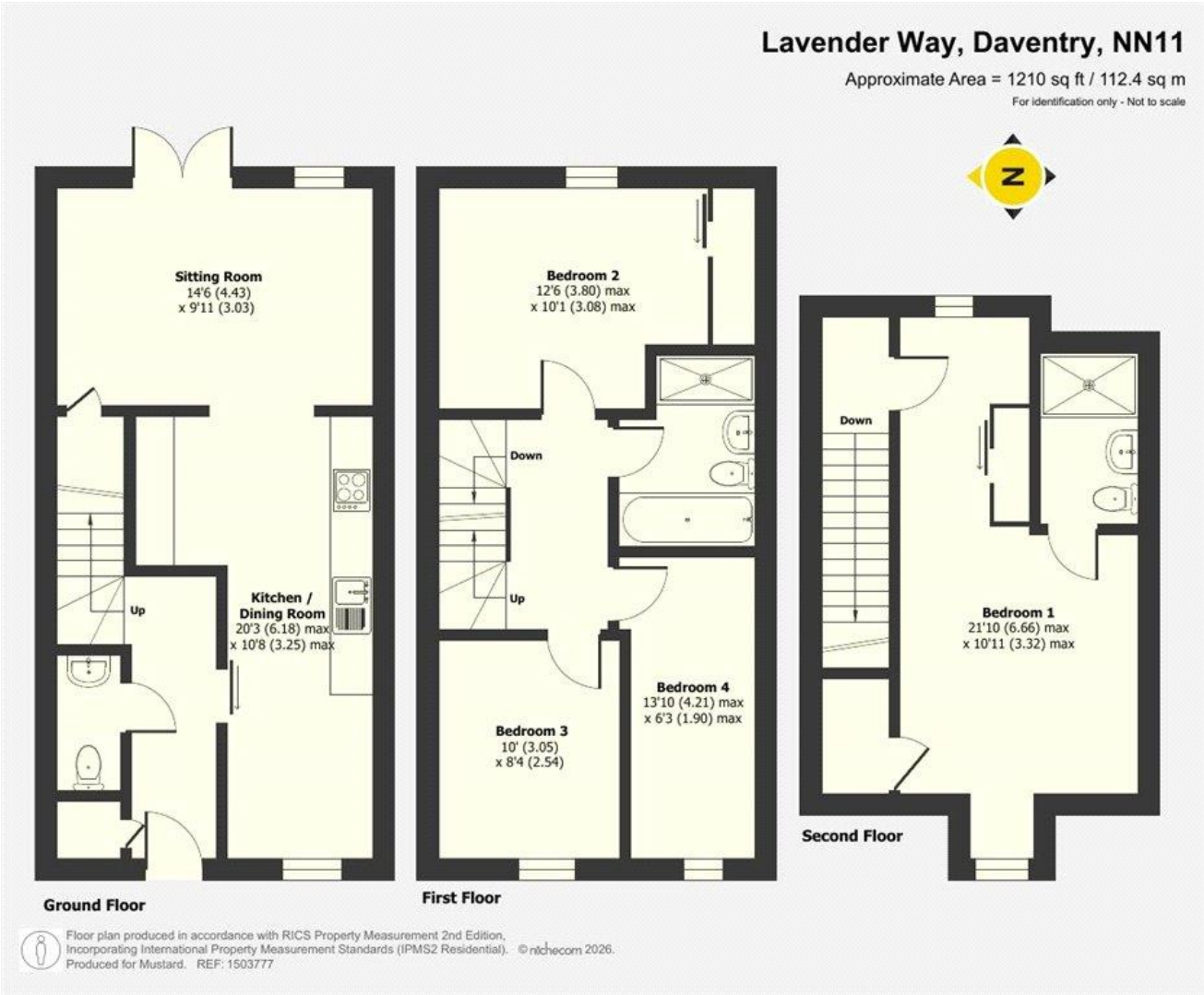
The ensuite includes a WC with hidden cistern, hand wash basin, shower cubicle, spotlighting, shaver point, floor tiling and wall tiling.

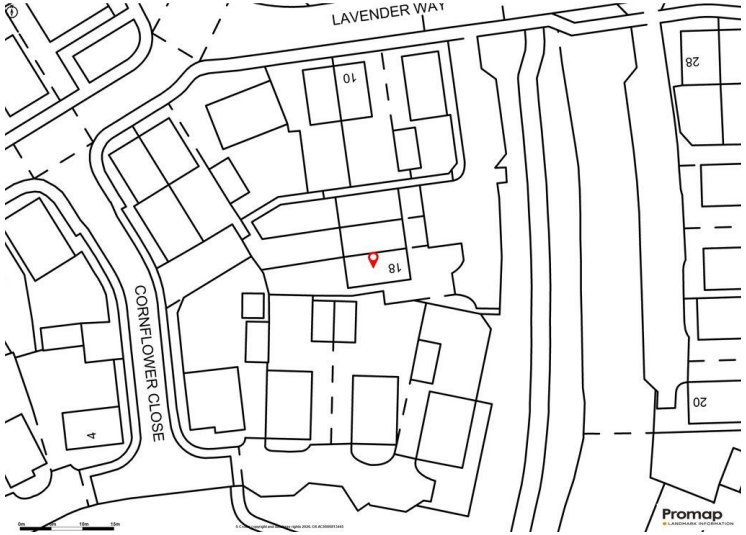
## Garden

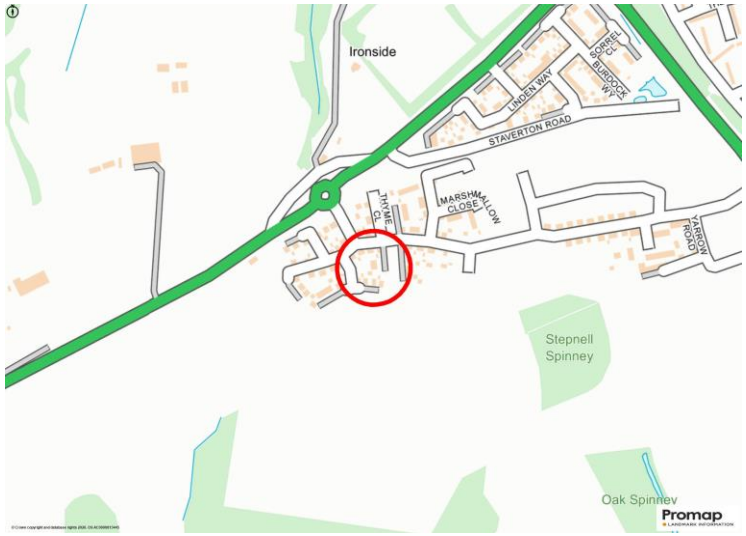
The garden is fully enclosed by timber fencing and is mainly laid to lawn. There's also a patio area for seating, a gravelled area and a wooden gate providing access to the front.

## Outside

To the front of the property is a driveway which has been laid to tarmac and allows off-road tandem parking for two vehicles. There is also a lawned garden, an EV charging point and areas laid to gravel for flowerbeds or seating areas. A slabbed footpath leads to the front door and a wooden gate provides access into the garden.

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191 Watling Street West, Towcester, Northamptonshire, NN12 **01327 350098**

@mustardestateagents mustardhomes.co.uk

**Mustard has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order.**
**The buyer is advised to obtain verification from their solicitor or surveyor.**

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