

Daventry

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stonhills.co.uk



18 Clevedon Court, Daventry
NN11 8AD

£325,000



Stonhills are delighted to present this superbly presented three-bedroom semi-detached home, ideally positioned within the highly sought-after Middlemore development and set in an off-road location.

The property has been significantly improved by the current owners and is offered in excellent decorative order throughout. Recent upgrades include newly replaced flooring across both the ground and first floors (excluding the kitchen), tasteful redecoration, and an upgraded alarm system, creating a home that is ready to move straight into.

The accommodation briefly comprises an inviting entrance hall, a kitchen/diner with built-in appliances, and a spacious lounge with patio doors opening onto the rear garden. Further benefits to the ground floor include a utility room and a convenient cloakroom.

To the first floor, there is a landing leading to a bright and airy dual-aspect principal bedroom with en-suite facilities, a second dual-aspect double bedroom, and a generously sized third bedroom.

Externally, the enclosed rear garden is well maintained and offers a lawned area, a variety of established flower beds and shrubs, and a seating area ideal for enjoying the sun. Double gates provide access to driveway parking and a single garage.

The property also benefits from pleasant surroundings, with a nearby lake/sailing club within walking distance, perfect for leisure activities such as sailing.

An early viewing is highly recommended to fully appreciate all that this home has to offer.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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rightmove.co.uk
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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.