

Daventry

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49 Cartmel Road, Daventry
NN11 2NY

£322,995



This impressive three-storey semi-detached townhouse offers stylish, spacious living arranged over three well-designed floors, perfect for modern family life. Just over five years old and still benefiting from the remainder of its NHBC warranty, the property combines contemporary comfort with peace of mind.

The welcoming entrance hall has doors leading to the cloakroom, kitchen/diner and living room, as well as useful understairs storage and stairs rising to the first floor.

The kitchen/diner is both practical and sociable, featuring a comprehensive range of base and wall units with adjoining work surfaces and a one-and-a-half bowl stainless steel sink. Integrated appliances include a double electric oven, four-ring gas hob with stainless steel splashback and extractor over, dishwasher and fridge freezer, with additional space and plumbing for a washing machine. A bay window to the front and a further side window allow plenty of natural light, while Amtico flooring adds a smart finishing touch.

To the rear, the generous living room is a bright and relaxing space, with double glazed French doors opening directly onto the garden — ideal for entertaining or enjoying summer evenings — plus an additional side window enhancing the light-filled feel.

The first floor offers two well-proportioned bedrooms, a versatile study/nursery and a modern family bathroom fitted with a panelled bath with wall-mounted controls and shower over, wall-mounted wash basin, concealed-cistern WC and chrome towel radiator.

Occupying the entire second floor is the superb principal suite — a true standout feature of the home. This impressive space incorporates a spacious bedroom area, built-in mirrored wardrobes, a dressing area and a contemporary ensuite shower room with Velux window, chrome towel radiator and stylish fittings. It's a private retreat away from the main household.

Externally, the property enjoys a fore garden with mature hedging, a tandem driveway to the side leading to a single garage. Gated side access opens into the enclosed rear garden, which offers a paved patio area and lawn — perfect for families or outdoor entertaining.

Situated on a sought-after development with easy access to major road networks and local schooling, this excellent home combines location, layout and longevity.

EPC Rating: B
Council Tax Band: D
Tenure: Freehold (estate charge approx. £220 per annum)

A fantastic opportunity to secure a modern, well-appointed home offering flexible living space and long-term reassurance.

Entrance Hall
Entered via an obscured double-glazed composite front door into a welcoming hallway featuring laminate flooring and a radiator. Doors lead to the cloakroom, kitchen/diner and living room, with stairs rising to the first floor and a useful understairs storage cupboard.

Cloakroom
Fitted with a wall-mounted wash hand basin, low flush WC with concealed cistern and tiled splashbacks. Obscured uPVC double-glazed window to the front aspect.

Kitchen/Diner – 4.27m x 2.46m (14'0" excl. bay x 8'1")
A well-appointed and light-filled kitchen offering a comprehensive range of base and wall-mounted units with adjoining work surfaces and a one-and-a-half bowl stainless steel sink with drainer. Integrated appliances include a double electric oven, four-ring gas hob with stainless steel splashback and extractor over, dishwasher and fridge freezer. There is additional space and plumbing for a washing machine.
A uPVC double-glazed bay window to the front aspect and a further side window within the dining area provide excellent natural light. Finished with Amtico flooring and radiator.

Living Room – 4.70m x 3.56m (15'5" x 11'8")
A spacious and bright reception room featuring uPVC double-glazed French doors opening onto the rear garden, with

an additional side window enhancing the light. Radiator, TV aerial and data points.

First Floor Landing
With stairs rising to the second floor and doors leading to two bedrooms, study/nursery and family bathroom. Useful storage cupboard.

Bedroom Two – 4.70m x 2.54m (15'5" x 8'4")
A generous double bedroom with two uPVC double-glazed windows to the rear aspect and radiator.

Bedroom Three – 2.92m x 2.62m (9'7" x 8'7")
With uPVC double-glazed window to the front aspect and radiator.



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.