



27 Dewar Drive, Timken, Daventry, Northamptonshire, NN11 9YS

HOWKINS &  
HARRISON



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Northamptonshire, NN11 9YS

Guide Price: £360,000

A well presented link-detached family home offering generously proportioned living accommodation situated in the popular development of Timken, benefitting off road parking for multiple vehicles with a covered car port and single detached garage, providing easy access to local amenities such as Daventry Country Park, schooling and shops.

### Features

- Link-detached family home
- Master with dressing area and en-suite
- Four bedrooms
- Family bathroom and downstairs WC
- Fitted kitchen
- Lounge and dining room
- Single garage and car port
- Close to amenities and park
- Low maintenance rear garden
- EPC rating - C



## Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market.

Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance.

Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.



## Ground Floor

The property is entered through a Upvc composite door into the entrance hallway with stairs rising to the first-floor accommodation and doors off to all principal rooms including the downstairs cloakroom, laid with laminate flooring that follows through to the spacious sitting room and adjoining dining room, with French Upvc doors out to the rear garden. The fitted kitchen comes with a range of wall mounted and base level units, work surfaces incorporating 1.5 stainless steel sink, integrated oven with gas hob and extractor over, space and plumbing for white goods such as dishwasher, washing machine and fridge/freezer, with a Upvc door to the garden.

## First Floor

There are four bedrooms with the master enjoying a dressing area with built-in wardrobes and en-suite shower room, with built in wardrobes to bedroom two. The family bathroom has a shower over bath, WC and wash basin.

## Outside

The front of the property has a long tandem drive with a covered car port leading up to a single garage with up and over door and the side gated access, additional block paved parking and laid to lawn with established borders and brick-built wall. The low maintenance rear garden is mainly laid to lawn, with paved patio seating areas and borders with thoughtfully planted shrubs/trees, enclosed by wooden fence panelling.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

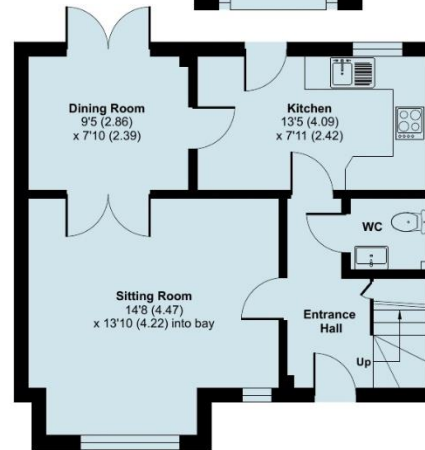
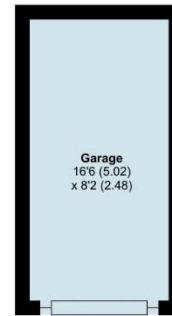
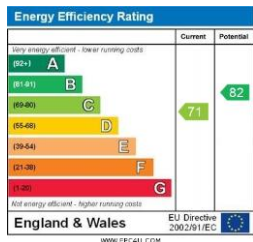
## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

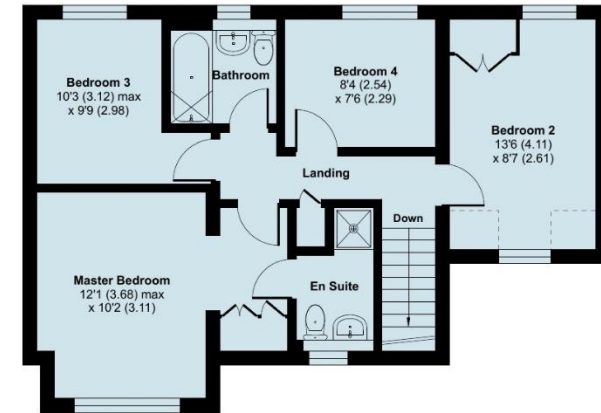
## Local Authority

West Northamptonshire Council Tel:0300-126700

## Council Tax Band - D



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1254583

## Dewar Drive, Daventry, NN11

Approximate Area = 1067 sq ft / 99.1 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1214 sq ft / 112.7 sq m

For identification only - Not to scale

Denotes restricted head height

## Howkins & Harrison

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