



4 Clare Avenue, Daventry, Northamptonshire, NN11 9DD

HOWKINS &  
HARRISON

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Northamptonshire, NN11 9DD

Guide Price: £275,000

An ideal semi-detached family home occupying a large corner plot, benefitting from offroad parking for multiple vehicles and solar panels, situated close to many local amenities including Daventry Country Park, schooling and shops.

### Features

- Large corner plot
- Semi-detached family home
- Three bedrooms
- Open plan kitchen/diner
- Sitting room
- Family bathroom and downstairs cloakroom
- Ample off-road parking
- Close to amenities
- 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.



## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

The property is entered through a composite Upvc door into the entrance hallway, leading to all principal rooms and stairs rising to the first floor accommodation with understairs storage housing the gas fired boiler. The sitting room has a feature tiled fireplace with a large window overlooking the front aspect. The open plan kitchen/diner laid with tiled flooring has a range of shaker style cabinets, with wooden worksurfaces incorporating; ceramic butler sink, electric oven with gas hob and extractor over, integrated dishwasher and fridge/freezer, with French Upvc doors to the garden. The rear porch can be accessed from the kitchen leading to the front and rear gardens, including a downstairs WC, utility room with space and plumbing for washing appliances and a store shed.

## First Floor

There are three bedrooms with fitted wardrobe/storage space and family bathroom with shower over bath, WC and wash basin.

## Outside

The front garden has good frontage occupying a corner plot, predominantly laid to lawn and driveway offering ample off-road parking for multiple vehicles. The rear garden is mainly laid to lawn with a concrete seating area and walkway leading to the rear of the garden, including a workshop fitted with light & power, raised borders with thoughtfully planted shrubs/flowers, all enclosed by fence panelling.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

## Fixtures and Fittings

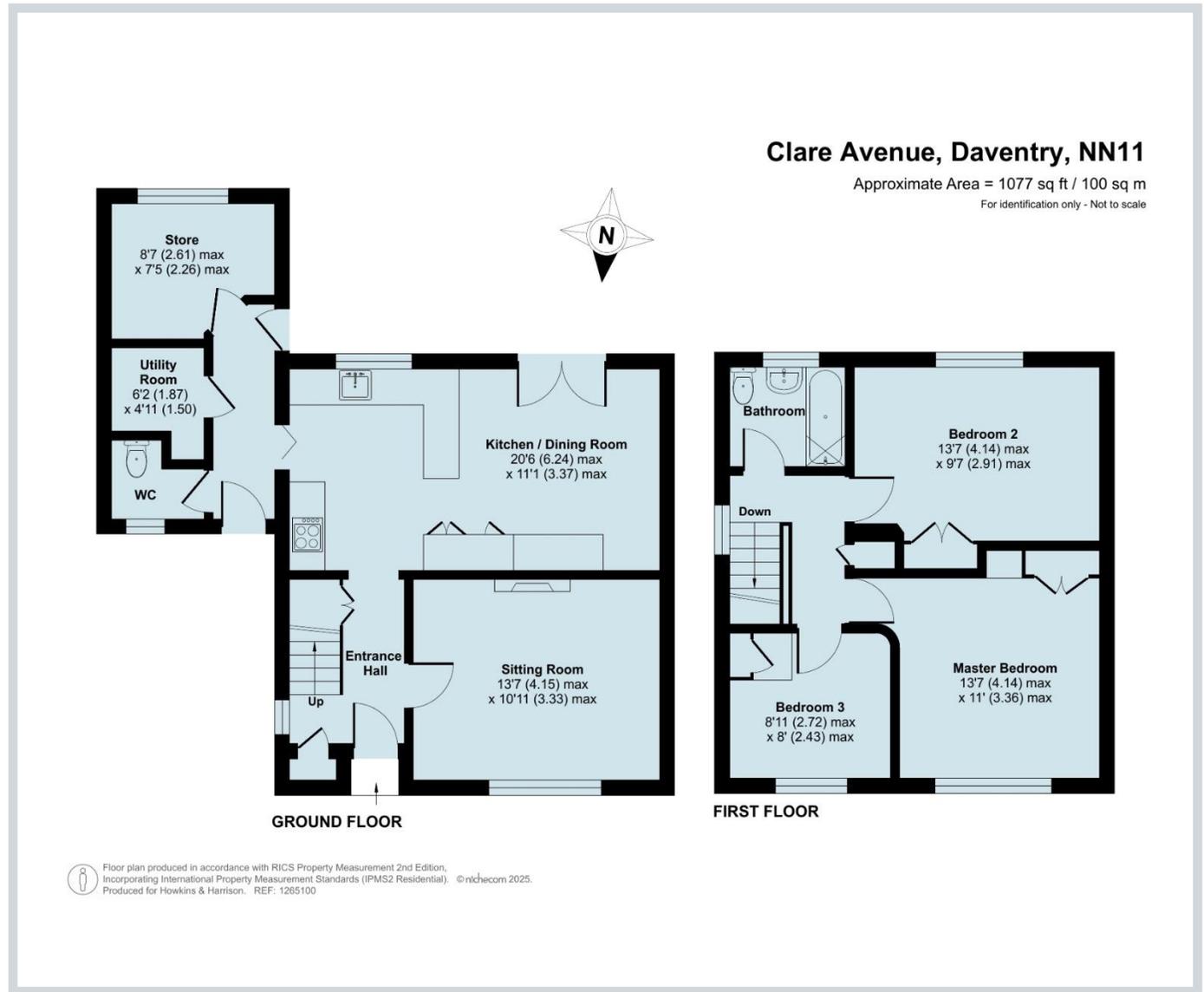
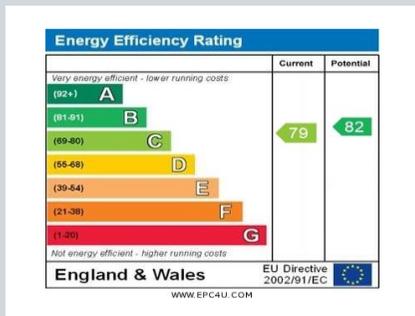
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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-B



## Howkins & Harrison

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