



34 The Fairway, Daventry, Northamptonshire, NN11 4NW

HOWKINS &
HARRISON

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Northamptonshire, NN11 4NW

Guide Price: £499,950

An impressive five-bedroom detached family home offering generously proportioned family living over 1860 sqft. of accommodation, affording far reaching views over Daventry and benefitting off-road parking for multiple vehicles and two double garages. Situated on the edge of Borough Hill within easy access of local amenities such as schools, parks and shops.

Features

- Impressive detached family home
- Two double garages and ample off-road parking
- Five double bedrooms
- En-suite and dressing room to master bedroom
- Family bathroom and downstairs WC
- Three reception rooms
- Kitchen/diner
- Far reaching views over Daventry
- Front and rear gardens
- 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 accommodation is entered through a part glazed wooden door stepping into the entrance hall, leading to all principal rooms including the downstairs WC, and stairs rising to the first floor accommodation. There are three reception rooms to include the dining room and study, with a spacious 18ft lounge and sliding patio door overlooking the rear views across Daventry. The fitted kitchen/breakfast room has a range of floor standing and wall mounted units with granite work surfaces incorporating; two stainless steel sinks, integrated electric oven and microwave, induction hob with extractor over, integrated fridge/freezer, additional fitted freezer and Upvc door out to side access.

First Floor

There are five double bedrooms with the majority benefitting from far reaching views over the rear aspect and built-in wardrobes, family bathroom suite, with the master bedroom enjoying an en-suite and dressing area.

Outside

The front has a block paved drive allowing ample parking for multiple vehicles, leading to the two double garages with electric up and over doors, enclosed by a brick wall and lawned area with thoughtfully planted flower and borders.

Viewing

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

Fixtures and Fittings

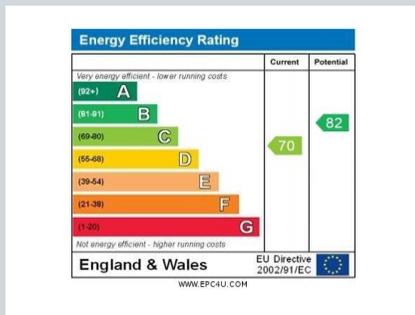
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

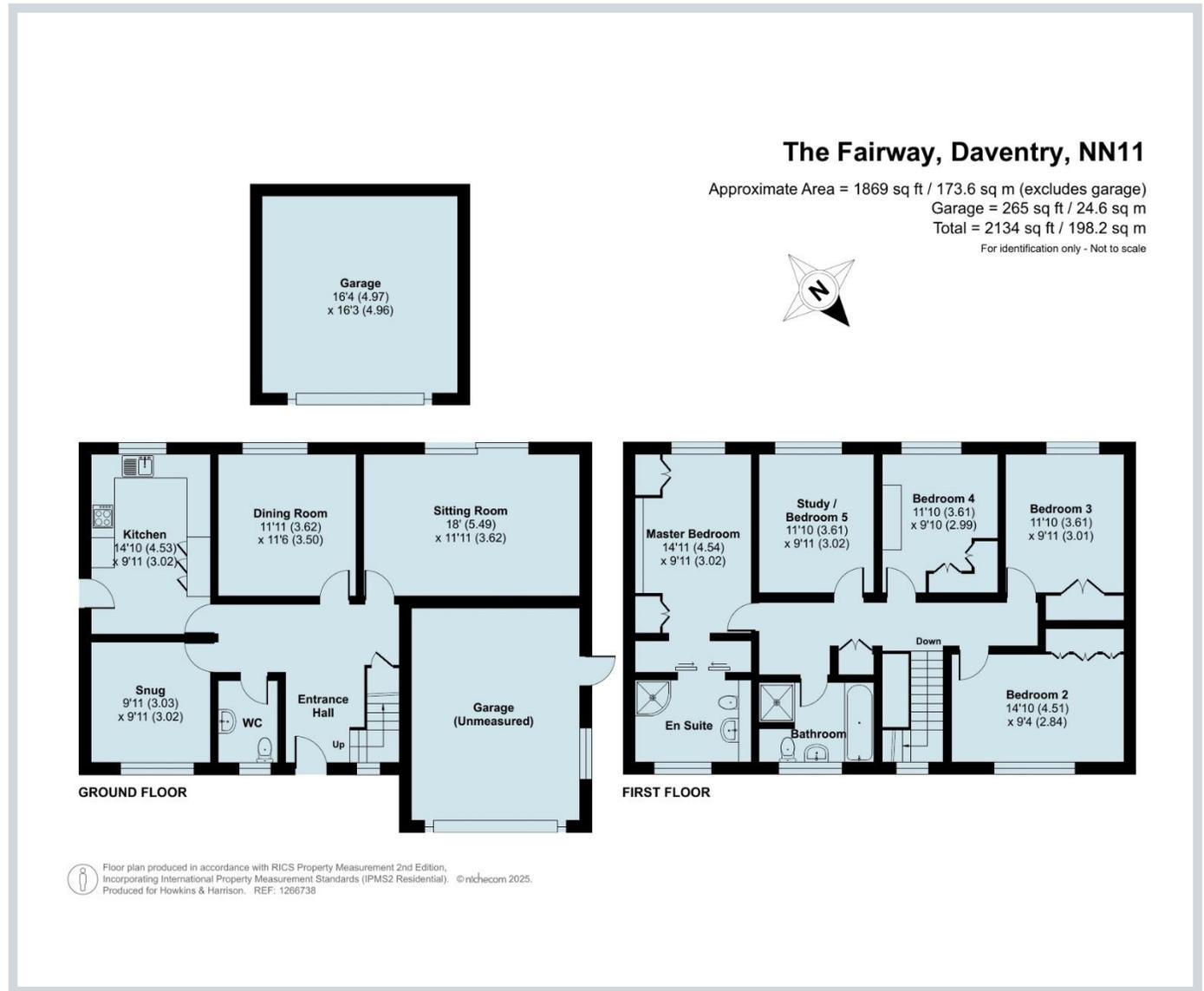
West Northamptonshire Council-Tel:0300-126700
Council Tax Band-F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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