



9 Eider Close, Daventry, Northamptonshire, NN11 0XR

HOWKINS &  
HARRISON

9 Eider Close, Daventry,  
Northamptonshire, NN11 0XR

Guide Price: £280,000

A well presented three-bedroom detached family home with driveway parking leading to a single garage, offering generously proportioned family living and attractive low maintenance rear garden, situated in the popular Welton Lodge Park development, benefitting from many local amenities within walking distance including Daventry Country Park, schooling and shops, sold with no upward chain.

### Features

- Sold with no upward chain
- Sought after residential development
- Three bedroom detached home
- Family bathroom and downstairs cloakroom
- Lounge/diner and fitted kitchen
- Driveway parking for multiple vehicles
- Single detached garage
- Low maintenance rear garden
- Local 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 Upvc door stepping into the entrance hallway, leading to all principal rooms including the downstairs cloakroom, with stairs rising to the first floor accommodation and under-stairs storage. The kitchen has a range of floor standing and wall mounted units, with work surfaces incorporating; composite 1.5 sink, integrated oven and gas hob with extractor over, space and plumbing for washer/dryer and undercounter fridge. The light and airy lounge/diner has a feature marble fireplace with wooden surround and inset gas fire, large windows overlooking the rear aspect and sliding patio doors out to the garden.

## First Floor

There are three good sized bedrooms with built in wardrobes to the master, and a family bathroom with shower over bath, WC and wash basin.

## Outside

The front is mainly laid to lawn with a tandem block paved driveway, allowing parking for multiple vehicles, leading to a detached single garage with up and over door, fitted with light and power. The low maintenance rear garden is tiered, mainly laid with gravel/stone and a paved patio seating area, 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.

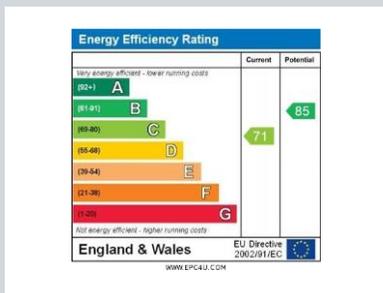
## Services

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



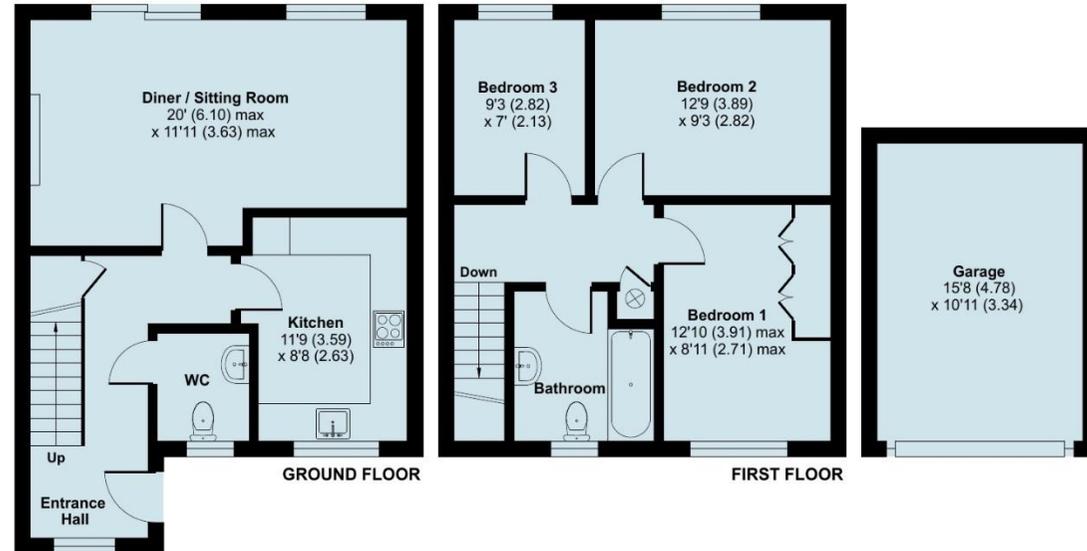
## Eider Close, Daventry, NN11

Approximate Area = 920 sq ft / 85.4 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1092 sq ft / 101.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Howkins & Harrison. REF: 1279168

## Howkins & Harrison

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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.