



3 Marigold Way, Daventry, Northamptonshire, NN11 4GQ

HOWKINS &
HARRISON

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This beautifully presented four-bedroom executive home, built by Avant homes just seven years ago, is set back from the road on a quiet no through road and enjoys open green space to the front. Designed for modern family living, it offers generous and versatile accommodation throughout.

Inside, you'll find a spacious open-plan kitchen/dining/family area, ideal for everyday living and entertaining, along with two additional reception rooms offering flexibility for a home office, playroom, or snug. The master bedroom features triple fitted wardrobes and a sleek en-suite, with three further well-proportioned bedrooms completing the upstairs.

Outside, the private, landscaped rear garden faces north-west for afternoon and evening sun, and the property also benefits from a single detached garage and driveway parking for two large vehicles.

A private, high-spec home in a peaceful, green setting – viewing highly recommended.



Features

- Executive detached family home with dual aspect sitting room
- Impressive modern kitchen /diner with bifold doors and porcelain tiles
- Large master bedroom with an en-suite shower room
- Four bedrooms and a home office
- Utility room and a home office
- Landscaped rear garden with porcelain tiles
- Off road parking for 2 cars and a single garage
- Private location on a no through road
- Sold with no upward chain
- Four years NHBC warranty
- Energy Rating-B

Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. 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.



Ground Floor

The ground floor of this property begins with a spacious entrance hall, featuring a staircase leading to the first floor. The entrance is finished with porcelain tiles, which continue through to the kitchen and the WC/utility room. The large, dual-aspect family lounge is filled with natural light, with French doors opening directly onto the rear patio.

To the rear, you'll find the impressive kitchen/diner, which is fitted with a wide range of kitchen units, including floating pan drawers, and comes with integrated appliances such as an electric oven, combination microwave, warming drawer, five-ring gas hob, extractor fan, fridge/freezer, and dishwasher. The kitchen offers plenty of space for both cooking and dining, with room for a dining table and seating area. Bifold doors open from the kitchen to the rear patio, perfect for outdoor dining or entertaining.

The porcelain tiles continue into the utility room and WC, which offers space for a washing machine and includes a modern white suite. To complete the ground floor, there is a study at the front of the house, providing a quiet space for work or leisure. This layout offers a practical and functional flow, ideal for modern living.



First Floor

The first floor boasts a spacious landing and four generously sized bedrooms, each offering plenty of room and natural light.

The master bedroom is a standout, featuring triple glass-fronted wardrobes and a sleek en-suite shower room. The en-suite consists of a double shower cubicle, waterfall shower head, glass screen, built-in vanity unit, wash hand basin, and floating WC.

The family bathroom is equally impressive, fitted with a contemporary white suite that includes a floating WC, wash hand basin, and a double-ended bath with wall mounted taps, complemented by a waterfall shower with a glass screen and a stylish built-in vanity unit.

Outside

The front garden is designed for low maintenance, featuring slate shingle, mature shrubs, and a clear path leading to the front door. A tandem driveway leads to the single detached garage, fitted with light and power.

At the rear, you'll find a beautifully landscaped garden that offers plenty of privacy. A spacious patio laid with stylish porcelain tiles, enclosed by raised beds with established planting and integrated LED lighting, WiFi enabled outside power socket, and an outside tap, complete this well planned outdoor space.



Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison on 01327 316880.

Fixtures and Fittings

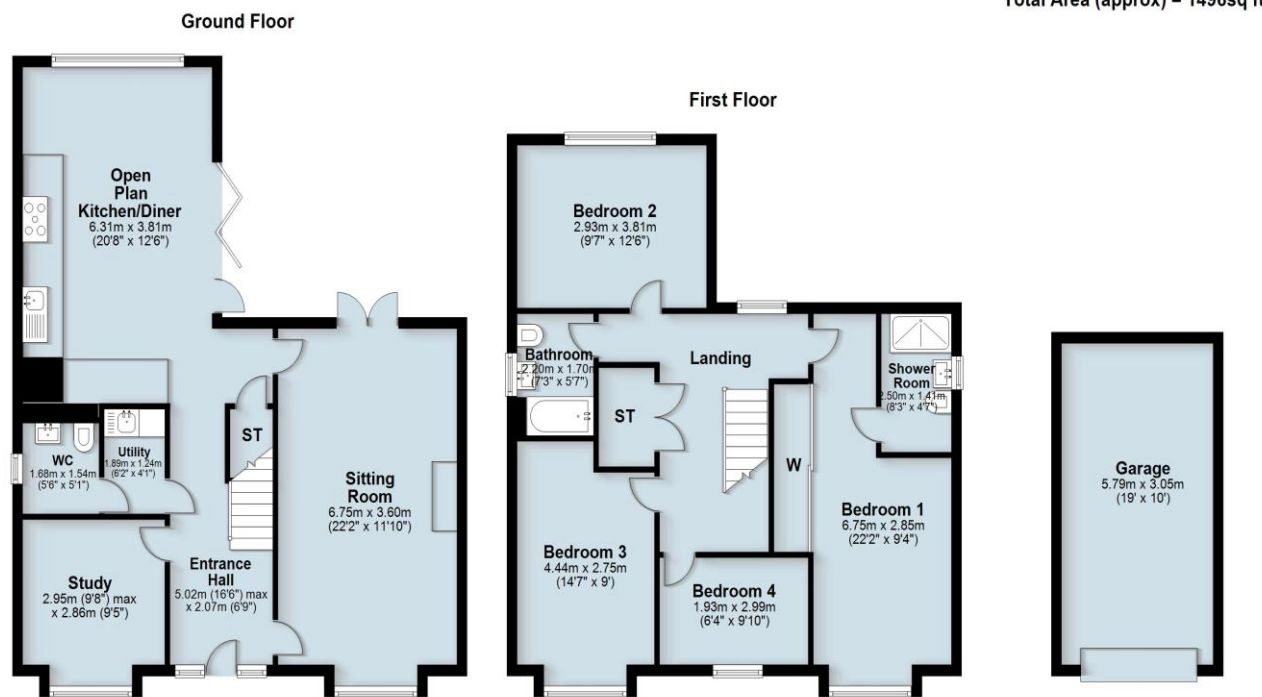
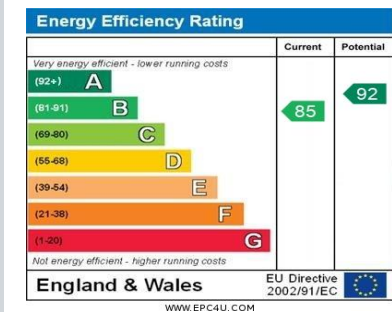
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E



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