



48 Dennetts Close, Daventry, Northamptonshire, NN11 9AE

HOWKINS &  
HARRISON



48 Dennetts Close, Daventry,  
Northamptonshire, NN11 9AE

Guide Price: £325,000

A well presented semi-detached town house offering generously proportioned and versatile family living accommodation spread over three floors, with a garage and off road parking for multiple vehicles situated in a cul-de-sac location, providing easy access to local amenities such as Daventry Country Park, schooling and shops.

### Features

- Four bedroom town house
- Sitting room with bay window
- Fitted kitchen/diner
- Family bathroom and en-suite to master
- Garage and parking
- Low maintenance rear garden
- Close to 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.



## Ground Floor

The accommodation is entered through a composite door stepping into the entrance hall, with stairs rising to the first floor accommodation and downstairs cloakroom, laid with wood effect laminate following through to the sitting room featuring a bay window over the front aspect and understairs storage. The kitchen/diner laid with tiled flooring and French Upvc doors onto the garden, has a range of wood effect floor standing and wall mounted units, with work surfaces incorporating 1.5 stainless steel sink, integrated oven with gas hob and extractor over, space and plumbing for washing machine, dishwasher and standing fridge/freezer.

## First Floor

The landing leads to all principal rooms including the airing cupboard, with stairs rising to the top floor accommodation, there are three bedrooms and family bathroom with shower over bath, WC and wash basin.

## Second Floor

The top floor consists of a generous master bedroom, accompanied with built in wardrobes on the landing, and spacious en-suite shower room.

## Outside

The front of the property has a block paved driveway for 2-3 vehicles, leading to the front door and garage, following round to side gated access. The rear garden has a split of paved patio and laid to lawn turf, with thoughtfully planted and stocked borders, 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.

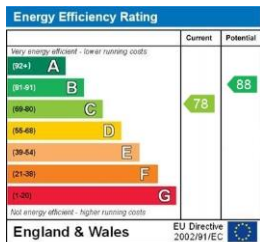
## Services

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



## Dennetts Close, Daventry, NN11

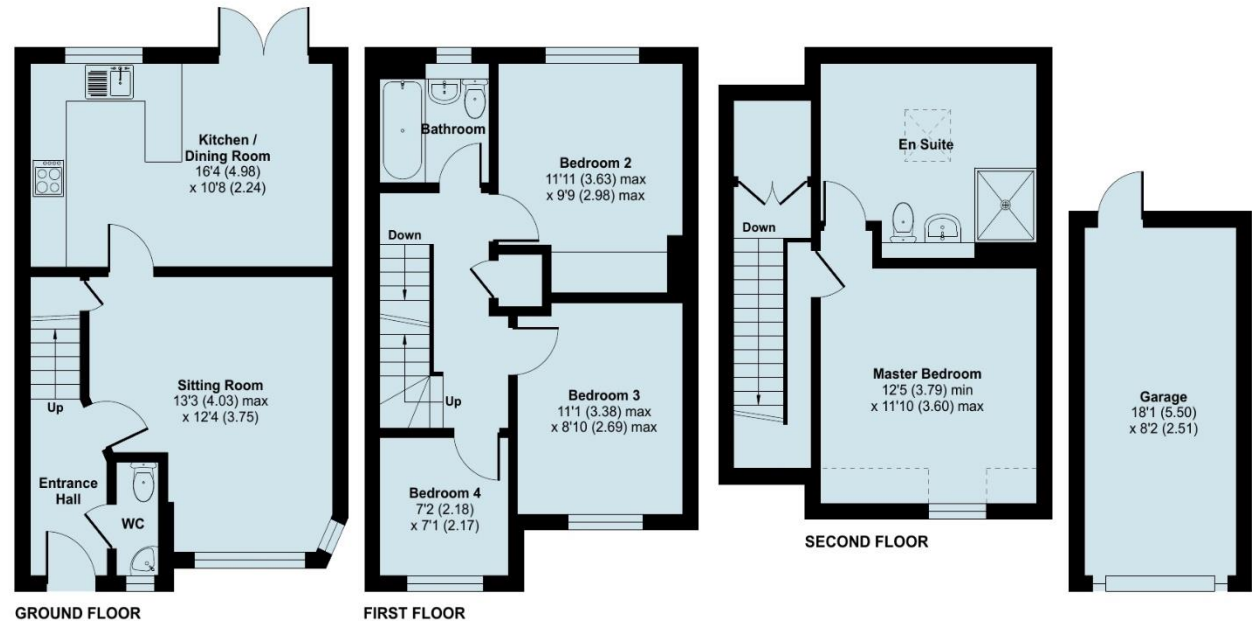
Approximate Area = 1169 sq ft / 108.6 sq m

Limited Use Area(s) = 15 sq ft / 1.4 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1333 sq ft / 123.8 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1251341

## Howkins & Harrison

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