



26 Merton Road, Daventry, Northamptonshire, NN11 4RR

HOWKINS &
HARRISON

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Northamptonshire, NN11 4RR

Guide Price: £325,000

An established detached family home offered for sale with no upward chain, situated in a peaceful cul-de-sac location in the sought after development of 'Stefen Hill'. Providing spacious living accommodation and off road parking with garage, this property is positioned within easy reach of local amenities such as parks, schooling and shops.

Features

- Four bedroom detached family home
- Sold with no upward chain
- Fitted kitchen
- Spacious lounge/diner
- Garage and parking
- Family bathroom
- Cul-de-sac position
- Rear garden
- Close to amenities
- Downstairs cloakroom
- EPC Rating - D



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 Upvc door stepping into the entrance hallway leading to the downstairs cloakroom and living area. The spacious lounge/diner extends across the front to rear aspect with stairs rising to the first floor accommodation, understairs storage and sliding patio door to the rear garden. The fitted kitchen comes with a range of wall mounted and floor standing units, work surfaces incorporating 1.5 stainless steel sink, freestanding cooker with gas hob, space and plumbing for appliances such as washing machine, dishwasher and freestanding fridge/freezer and a Upvc door to the garden.

First Floor

The first floor landing leads to all principal rooms including airing cupboard/storage, offering four large double bedrooms and a family bathroom with shower over bath, WC and wash basin.

Outside

The front of the property includes a block paved driveway leading to the single garage and front door, with a paved patio walkway to the side gated access, and some established planted shrubs. The rear garden is an even mix of a paved patio seating area and laid to lawn, offering privacy with Leylandii hedging, all 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.

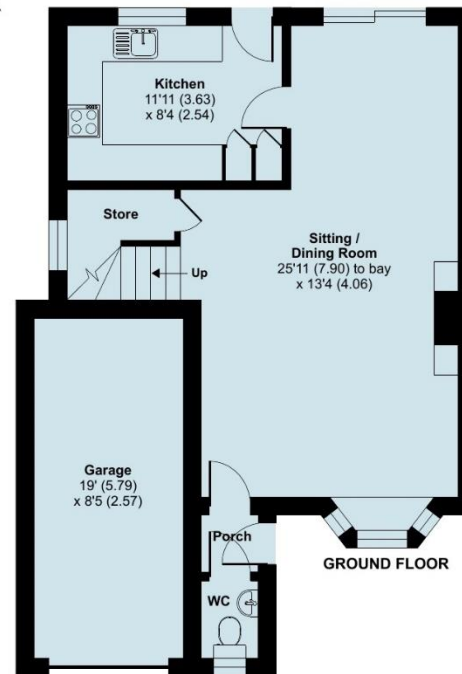
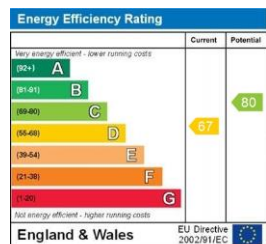
Services

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



GROUND FLOOR

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: 1256878

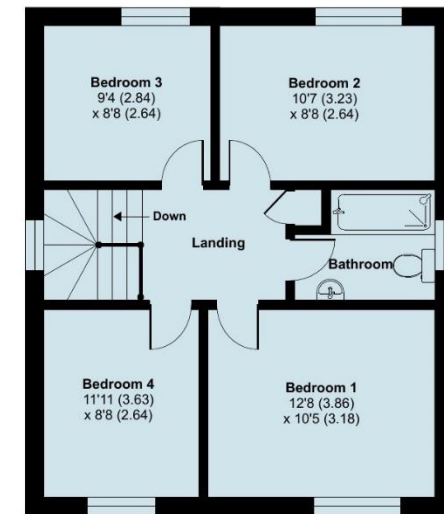
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Approximate Area = 1104 sq ft / 102.5 sq m

Garage = 158 sq ft / 14.7 sq m

Total = 1262 sq ft / 117.2 sq m

For identification only - Not to scale



FIRST FLOOR

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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.