



14 Coniston Close, Daventry, Northamptonshire, NN11 9EE

HOWKINS &
HARRISON

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Northamptonshire, NN11 9EE

Guide Price: £450,000

Well-presented family home set in a peaceful cul-de-sac with lovely, elevated views over surrounding green space.

Offering generous living accommodation, including a bright and spacious sitting room, separate dining room, fitted kitchen, and conservatory, plus a utility room and ground floor shower room.

There are five bedrooms with the master enjoying an en-suite, complemented by a family bathroom. Attractive front and rear gardens provide ample outdoor space, while a private driveway offers plenty of parking.

Ideally located close to local amenities, schools, and transport links – a perfect home for growing families.



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.

Features

- Substantial family home
- Cul-de-sac location
- Five bedrooms with en-suite to master
- Family bathroom and ground floor shower room
- Spacious lounge, fitted kitchen and separate dining
- Conservatory
- Front and rear gardens with driveway parking
- Close to local amenities
- EPC Rating - D

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

Enter this welcoming home through a composite UPVC door into the entrance hallway, featuring slate tiled flooring that leads through to the kitchen and dining area. The hallway provides access to all main rooms and the stairs to the first floor. The sitting room is spacious and bright, with windows to the front and a feature wood-burning stove creating a warm and inviting atmosphere. On the ground floor, there's a practical shower wet room with WC, wash basin, and tiled shower, plus a useful utility room with an adjoining storage space. The utility includes base units with a sink, plumbing for a washing machine and dryer, and houses the boiler.

The kitchen is fitted with shaker style wall and base units and butcher block worktops, including a ceramic butler sink with drainage grooves. It features an integrated dishwasher, an impressive 6-ring gas cooker, space for a fridge/freezer, and an understairs pantry for extra storage. Sliding doors lead from the kitchen into a conservatory overlooking the rear garden, while the dining room has French UPVC doors that open directly onto the garden, providing easy access for outdoor dining and entertaining.

First Floor

The first floor offers four spacious double bedrooms, each featuring convenient built-in wardrobes, with the master bedroom benefitting from a stylish en-suite shower room. Completing the floor is a well-appointed family bathroom, thoughtfully designed with a walk-in shower, separate bath, WC, and wash basin.



First Floor

On the first floor, you'll find four generously proportioned bedrooms, along with a versatile fifth room that can serve as an additional bedroom or a practical home office. The master bedroom benefits from its own en-suite with a classic roll-top bath, WC, and wash basin. A family bathroom serves the other rooms, featuring another roll-top bath, a separate shower, WC, and wash basin.

Outside

At the front, a neat block-paved driveway offers generous parking for several vehicles, with gated access to both sides of the house. The front garden is laid to lawn and framed by established shrubs and hedges, with an attractive open outlook across a green space.

The rear garden is a good size and mainly laid to lawn, with a paved patio sitting beneath a covered veranda, making it a great spot for outdoor seating in any weather. Towards the far end, there's an additional seating area to enjoy the sun, along with a hardstanding ideal for a shed or storage. Mature trees and hedging create a pleasant sense of privacy, all securely enclosed with fencing.



Viewing

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

Fixtures and Fittings

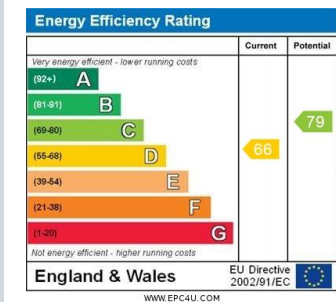
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-E



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Approximate Area = 1632 sq ft / 151.6 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 1705 sq ft / 158.3 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1324554

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