



11 Dennetts Close, Daventry, Northamptonshire, NN11 9AE

HOWKINS &
HARRISON

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Northamptonshire, NN11 9AE

OIEO: £385,000

This immaculately presented semi-detached property has been thoughtfully refurbished and stylishly redecorated throughout, offering spacious and flexible living accommodation across three well-planned floors. A real bonus is the purpose-built garden room, great as a home office, studio, or just a quiet place to unwind. There's also an adjoining garage and off-road parking for added convenience. Set within a popular and established development, the home is within easy reach of local amenities and just a short trip from Daventry Town Centre. A solid choice for those looking for a ready-to-move-into property in a handy spot.



Features

- Three storey home
- Refurbished/redecorated throughout
- Five bedrooms
- Master bedroom with dressing area and private en-suite
- Open plan living/dining area
- Fitted kitchen with oak work surfaces
- Jack and Jill family bathroom
- Purpose built garden room
- Garage with driveway parking
- Close to local amenities

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

Upon entering the home, you're immediately welcomed by the impeccable standard of the refurbishment throughout. The entrance hall sets the tone, offering access to the cloakroom/W.C., the beautifully redesigned open-plan kitchen, dining, and family area and a staircase leading to the upper floors. This primary ground floor living space is filled with natural light, creating an inviting and spacious atmosphere. The generous lounge and dining area includes a charming bay with French doors opening onto the rear garden, as well as stylish vertical radiators that enhance the contemporary feel. The upgraded kitchen is a real highlight, thoughtfully redesigned with an excellent range of base and wall-mounted units topped with warm oak worktops. It features an under-mounted ceramic sink with mixer tap and a full complement of integrated appliances, including a 4-ring induction hob with sleek chrome extractor, twin ovens, washing machine, and dishwasher. There is also a designated space for an American-style fridge freezer.

First Floor

A spacious landing gives access to all rooms, with stairs continuing to the second floor. Bedroom two benefits from fitted double wardrobes and private access to the stylishly refitted Jack and Jill family bathroom. The bathroom includes a WC, wash basin and panelled bath, with its second door opening onto the landing. A versatile front-facing study offers an ideal space for home working or could easily serve as a fifth bedroom. Two further generously sized double bedrooms complete this floor, each finished to a high decorative standard in keeping with the home's overall refurbishment.



Second Floor

The impressive master suite spans the top floor, featuring a dormer window to the front and a walk-through dressing area with built-in wardrobes. The luxurious, newly refitted en-suite includes a WC, wash basin, and a spacious double shower enclosure, complemented by a Velux roof window for additional light.

Outside

At the front of the property, you'll find block-paved parking, decorative wrought iron fencing and mature planting. The south-facing rear garden has been attractively landscaped to create a peaceful, private retreat, complete with a bespoke garden room, ideal for entertaining or working from home. The garage offers a single up-and-over door, power and lighting, plus a convenient access door into the garden.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

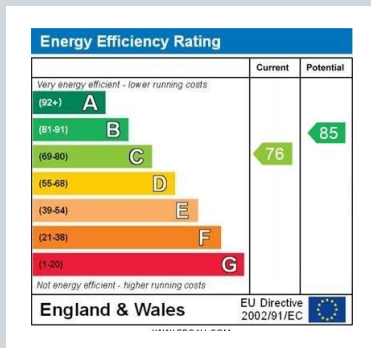
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



Approximate Gross Internal Area 1440 sq ft - 134 sq m (Excluding Garage & Outbuilding)

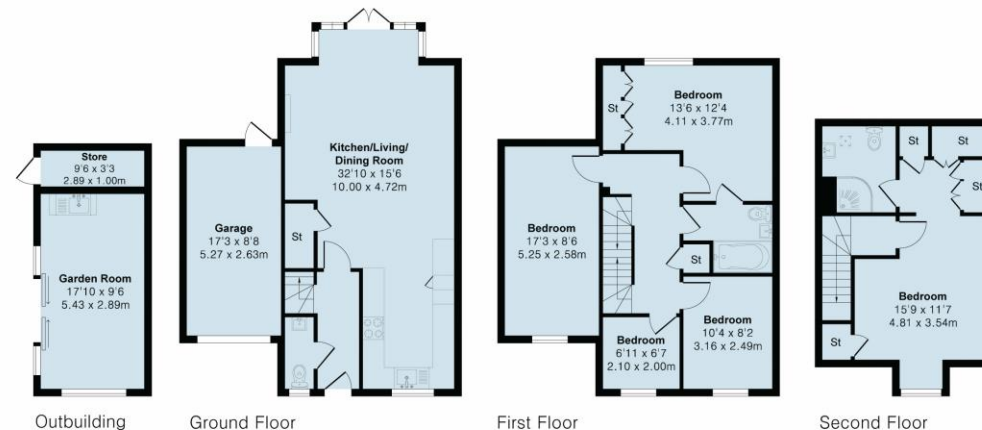
Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 612 sq ft – 57 sq m

Second Floor Area 341 sq ft – 32 sq m

Garage Area 149 sq ft – 14 sq m

Outbuilding Area 206 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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