



16 Iron Duke Close, Timken, Daventry, Northamptonshire, NN11 9LN

HOWKINS &
HARRISON

16 Iron Duke Close, Timken,
Daventry, Northamptonshire,
NN11 9LN

Guide Price: £395,000

Sold with no onward chain, a substantial family home set in a quiet cul-de-sac within the popular Timken development, close to schools, shops and parks. The property offers generous and flexible accommodation including four bedrooms with en-suite to the master, a family bathroom, two reception rooms, a fitted kitchen/diner with utility, plus a single integral garage. Outside, there is off-road parking for several vehicles, making this an excellent choice for families seeking space and convenience.

Features

- Sold with no onward chain
- Quiet location
- Detached family home
- Four generous bedrooms
- Family bathroom and en-suite to master
- Fitted kitchen with utility
- Two reception rooms
- Downstairs cloakroom
- Integral garage
- Off-road parking for multiples vehicles



Location

The Timken area is a modern, family-friendly neighbourhood just about a mile from Daventry town centre, offering easy access to shops, cafés, and local amenities. Residents benefit from nearby schools such as The Abbey C of E Academy and Falconer's Hill Academy, known for their strong academic performance.

Nature lovers enjoy Timken's proximity to the Grand Union Canal, ideal for walking and cycling, as well as Daventry Country Park and Drayton Reservoir, which feature walking trails, picnic areas, fishing spots, and a well-established sailing club.

Combining convenience with access to open countryside, Timken offers a balanced lifestyle within reach of both the town and scenic outdoor spaces.

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

The property opens into an entrance hallway with stairs to the first floor and access to all main rooms, including a downstairs cloakroom. The spacious sitting room features a bay window to the front, bringing in plenty of natural light, and double doors through to the separate dining room, which also has access to the garden. The kitchen sits just off the dining room and is fitted with a range of wall and base units, a sink, integrated oven, grill and hob with extractor, plus space and plumbing for a dishwasher and freestanding fridge/freezer. A useful utility room offers additional work surfaces, a sink, plumbing for a washer/dryer, and a side access door.

First Floor

This property offers four well-proportioned bedrooms, including a master with its own en-suite shower room. The landing benefits from a useful storage cupboard, and there's a family bathroom with shower over bath, WC, and wash basin.

Outside

The front of the property offers generous parking on a block-paved driveway with a single garage, complemented by a lawn and a paved footpath leading to the front door. Side gated access and mature hedging provide privacy. To the rear, the garden is designed for easy upkeep, mainly laid to lawn and enclosed by smart fence panels.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

Fixtures and Fittings

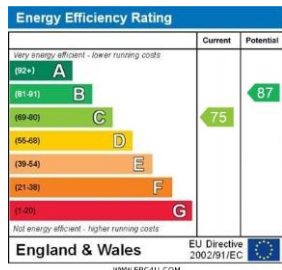
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

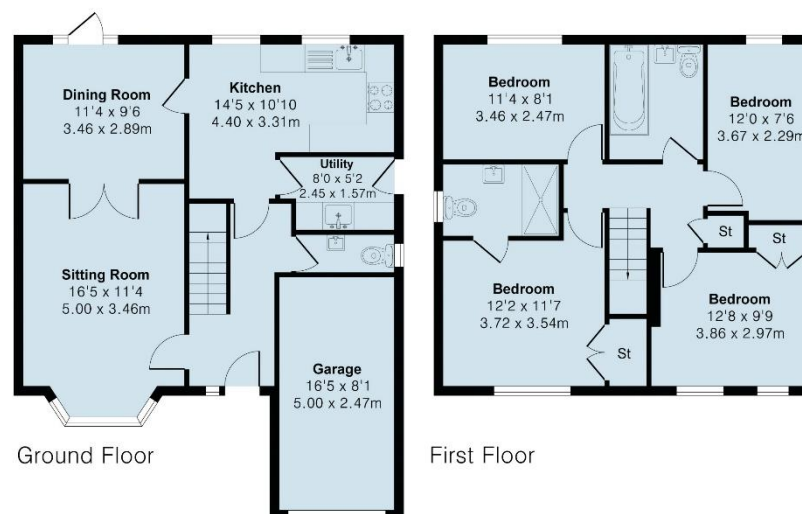


Approximate Gross Internal Area 1202 sq ft - 111 sq m (Excluding Garage)

Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 628 sq ft – 58 sq m

Garage Area 133 sq ft – 12 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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