



37 St Augustin Way, Priory Estate, Daventry, Northamptonshire, NN11 4EG

HOWKINS &
HARRISON

37 St Augustin Way, Priory Estate,
Daventry, Northamptonshire,
NN11 4EG

Sold with no onward chain, a well-maintained and spacious semi-detached dormer bungalow, set in a quiet and popular residential area within easy reach of the town centre. The property offers flexible ground floor living space, ideal for accessible living, along with a beautiful garden and a good-sized plot. Additional benefits include driveway parking and a convenient location with excellent road links including the A45, A5, and M1.

Features

- Semi-detached home
- Sold with no onward chain
- Quiet residential location near town centre
- Three bedrooms
- Family bathroom
- Fitted kitchen with utility
- Driveway parking
- Well-kept front and rear gardens
- EPC Rating - D



Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere.

For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling.

Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.



Ground Floor

The property is entered via a composite UPVC front door into a welcoming entrance hallway, giving access to all principal rooms with stairs rising to the first floor. The lounge/dining room is bright and comfortable, featuring an inset gas fire and large front-facing windows that fill the space with natural light. The family bathroom is modern and well-fitted, with a double walk-in shower, WC and wash basin. Also on the ground floor is a generously sized bedroom, complete with ample built-in wardrobes, offering both comfort and convenient storage.

The kitchen is accessed via a practical utility area, which is fitted with matching cabinets and worktops, an undercounter fridge and space for a freezer. The kitchen itself is shaker-style, with tiled flooring, a range of wall and base cabinets, work surfaces with stainless steel sink, integrated oven and grill, ceramic hob with extractor, and an undercounter fridge. A UPVC door leads to the front of the property, with a separate door providing access to the garden. Large windows in both the kitchen and utility overlook the rear garden, keeping these spaces light and airy.

First Floor

The first floor has two double bedrooms with eaves storage available in bedroom two.



Outside

The front garden is mostly decorative gravel, offering low-maintenance curb appeal, with a block-paved driveway providing off-road parking for multiple vehicles.

The rear garden is well-maintained, mainly laid to lawn, with a gravelled area featuring raised sleeper flower beds. There's a hardstanding suitable for a shed, plus two brick-built storage sheds for extra space. Rear gated access leads to the service road, and the garden is fully enclosed with fence panelling.

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 – C

Energy Efficiency Rating

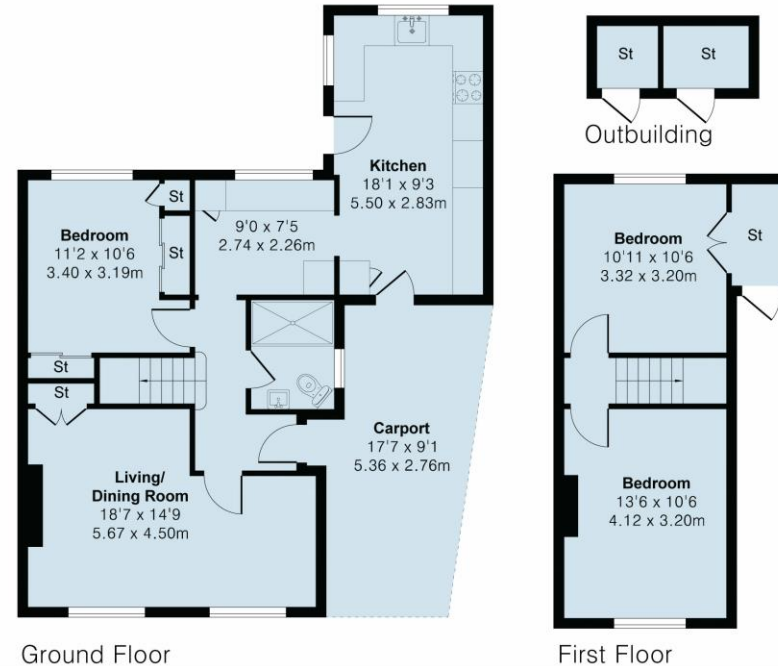
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approximate Gross Internal Area 1019 sq ft - 95 sq m (Excluding Outbuilding)

Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 320 sq ft – 30 sq m

Outbuilding Area 40 sq ft – 3 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.



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316800
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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