



256 Admirals Way, Daventry, Northamptonshire, NN11 4LR

HOWKINS &
HARRISON

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Northamptonshire, NN11 4LR

Guide Price: £210,000

A well-presented terraced family home that has been refurbished to a modern standard, offering generous and versatile living accommodation. Set back from the main road with pleasant views over Daventry, the property features a spacious kitchen/diner, a comfortable sitting room, a separate dining or family room, a ground-floor WC, a family bathroom, and three double bedrooms. Outside, there are front and rear gardens along with off-road parking, making this an ideal move-in-ready home in a convenient location.

Features

- Three bedroom terraced family home
- Modern fitted kitchen
- Downstairs WC and store space
- Dining/family room
- Re-fitted family bathroom
- Off-road parking
- Front and rear gardens
- Local amenities nearby
- EPC Rating - C



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.

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 porch and hallway, with stairs leading to the first-floor accommodation and access to both the modern fitted kitchen and the spacious sitting room. The kitchen features a range of contemporary gloss base and wall units, worktops with a 1.5 composite sink, electric oven, induction hob, integrated dishwasher and washing machine, and space for a double-width fridge/freezer. To the rear of the ground floor, there's a convenient WC and understairs storage cupboard. Adjoining the sitting room, the dining/family room provides additional storage and French UPVC doors opening onto the rear garden.

First Floor

There are three generously sized double bedrooms, with the master bedroom and bedroom three benefitting from built-in storage. The property also features a contemporary family bathroom, stylishly tiled and fitted with a shower-over-bath, WC, and wash basin.

Outside

The attractive two-tiered garden has been designed for low maintenance, featuring decorative gravel, decking, and areas of artificial lawn. Steps descend to the lower level, which includes a practical storage shed and gated access to the rear parking area.

Viewing

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

Fixtures and Fittings

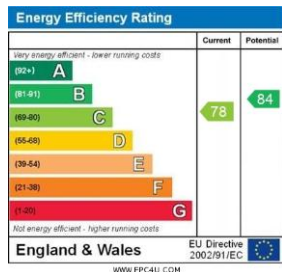
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-A



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

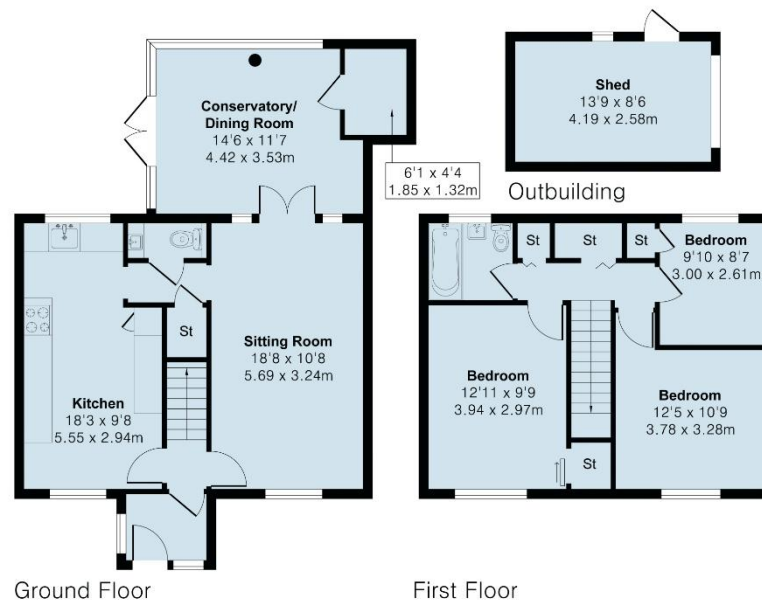
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Approximate Gross Internal Area 1111 sq ft - 103 sq m (Excluding Outbuilding)

Ground Floor Area 668 sq ft - 62 sq m

First Floor Area 443 sq ft - 41 sq m

Outbuilding Area 116 sq ft - 11 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.



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.



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