



11 Whitby Close, Monksmoor, Daventry, Northamptonshire, NN11 2HE

HOWKINS &  
HARRISON

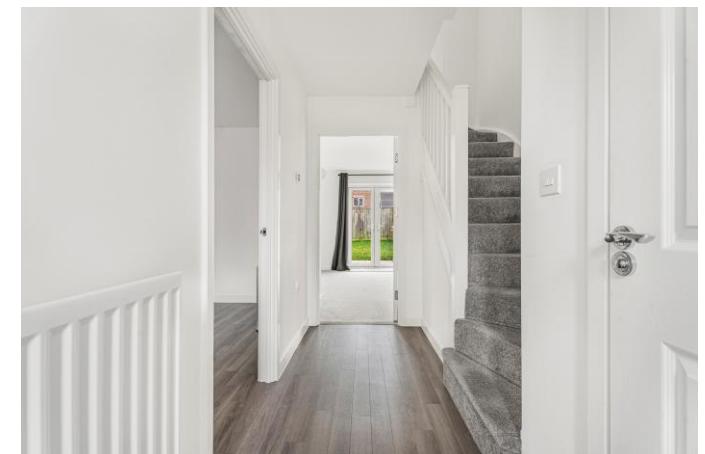
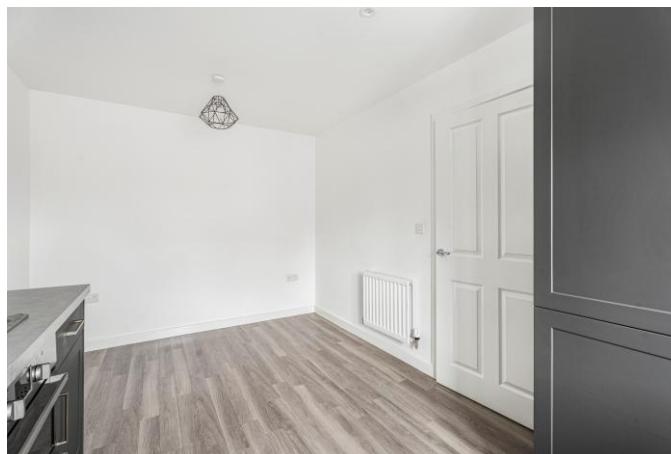
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Daventry, Northamptonshire,  
NN11 2HE

Guide Price: £324,995

Built in 2022 by Crest Nicholson, this well-presented four-bedroom townhouse is situated on the sought-after Monksmoor Estate on the edge of Daventry and offers generous living accommodation arranged over three floors, ideal for family living. The attractive master suite occupies the top floor, complemented by three further well-proportioned bedrooms, one of which features French doors and a Juliet balcony overlooking the garden. Offered with no onward chain.

#### Features

- Four bedroom townhouse
- Kitchen/diner with integrated appliances
- Large master suite on top floor with fitted wardrobes
- Bedroom two features French doors and Juliet balcony
- Bright lounge with French doors to garden
- Downstairs cloakroom
- Enclosed garden
- Parking for two cars
- No onward chain
- EPC Rating - B



## Location

Discover Monksmoor Park — a vibrant new garden-inspired community on the edge of Daventry, Northamptonshire. Perfectly positioned within walking distance of the town centre, local markets and leisure facilities, residents also enjoy over 25 acres of landscaped green space, nature trails and direct access to the Grand Union Canal. Everyday essentials are close at hand, with a new primary school, village green, shops, healthcare and Ashby Fields retail centre all nearby. Excellent road and rail links via the M1 and Long Buckby station make commuting to London, Birmingham or beyond simple and convenient.

Homes here combine modern design with countryside charm. From stylish apartments to spacious family houses, properties feature open-plan layouts, energy-efficient ratings, landscaped gardens and contemporary finishes. With community initiatives, play areas, wildflower meadows and Daventry Country Park on your doorstep, Monksmoor Park offers the best of both worlds — modern living in a well-connected location, surrounded by nature.



## Ground Floor

Entry is via a white uPVC front door into a bright and welcoming entrance hall, with doors leading to a downstairs cloakroom fitted with a white pedestal wash hand basin and WC. Grey vinyl flooring continues through to the generous kitchen/diner, which features dark grey base and eye-level storage cupboards and a range of integrated appliances, including a dishwasher, washing machine, upright fridge-freezer, and an Indesit double oven and grill with four-ring gas hob and extractor hood above. There is ample space for a dining table, making this an ideal family and entertaining space. The lounge is situated to the rear of the property, where a large window and French doors opening onto the garden create a bright and airy living area. A generous under-stairs cupboard provides excellent additional storage. Stairs rise from the hallway to the first-floor accommodation.

## First Floor

Stairs rise to a spacious first-floor landing with doors leading to a generous double bedroom featuring French doors and a Juliet balcony overlooking the rear garden. Adjacent is a well-proportioned single bedroom, while a further double bedroom overlooks the front of the property. Also located on this floor is the family bathroom, fitted with a white suite comprising a generously sized bath with shower over, pedestal wash hand basin, WC and towel rail, complemented by grey ceramic tiled flooring. Stairs continue to the second floor.



## Second Floor

The master suite occupies the entire top floor and features a window overlooking the front of the property, along with fitted mirrored wardrobes. The generous en-suite bathroom includes a large shower, with walls tiled in light grey ceramic behind the white pedestal wash hand basin and WC, as well as within the shower. The floor is laid with contrasting dark grey tiles, creating a stylish and contemporary finish.



## Outside

To the front, the property benefits from two designated parking spaces and a paved path leading to the front door. The enclosed rear garden is mainly laid to lawn, with a sunny paved seating area and a pathway leading to the rear gate, complemented by attractive shrub borders along one side.

## Agents Note

The property is subject to approximately a £330 service charge for the maintenance of the communal spaces, included wildled parkland and paths, orchards, village pond and play areas. 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. Contact Tel: 01327 316880.

## Fixtures and Fittings

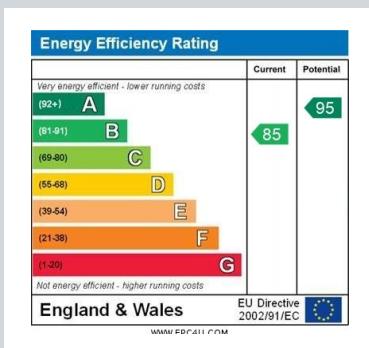
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – D

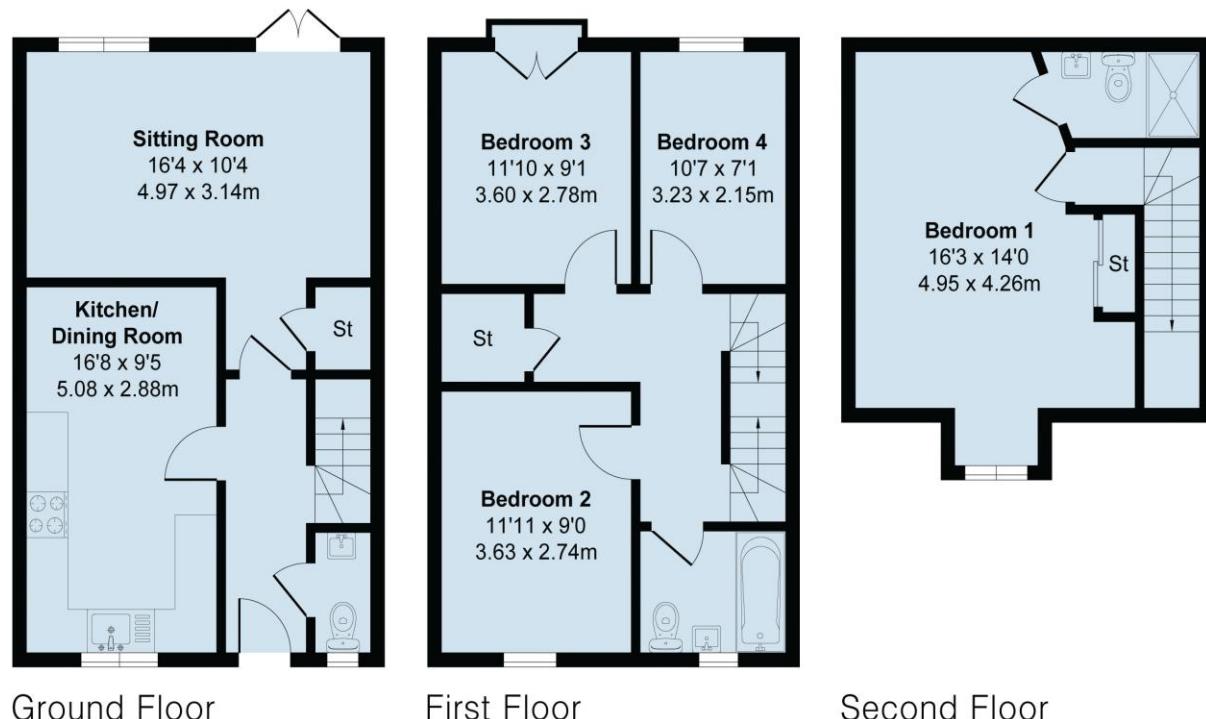


## Approximate Gross Internal Area 1396 sq ft - 129 sq m

Ground Floor Area 447 sq ft – 42 sq m

First Floor Area 447 sq ft – 42 sq m

Second Floor Area 275 sq ft – 26 sq m



## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880

Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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