



23 Elder Drive, Ashby Fields, Daventry, Northamptonshire, NN11 0XE

HOWKINS &
HARRISON

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Daventry, Northamptonshire,
NN11 0XE

Guide Price: £410,000

Situated in a private off-road cul-de-sac, this deceptively spacious property offers highly versatile accommodation. The home benefits from an extended open-plan kitchen, a generous sitting room, and a wrap-around conservatory, all providing flexible living and entertaining space. The property has been further enhanced by the addition of a ground-floor guest suite, comprising a living/bedroom area, en suite bathroom, and walk-in wardrobe, with direct access to the decked outdoor area.

Features

- Detached property in cul-de-sac
- Five bedrooms
- Extended to include a downstairs guest suite
- Sitting room with bay window
- Spacious open plan kitchen/diner
- Wrap around conservatory
- Downstairs cloakroom
- Double garage with power and light
- Off-road parking for multiple cars
- Energy Rating - D



Location

Nestled on the ever-popular Ashby Fields development, this location places everyday essentials on your doorstep. The neighbourhood centre offers a doctor's surgery, dental practice, pharmacy, primary school, nursery, Tesco Express, a takeaway fish & chip shop, and a welcoming family pub—all just a short stroll away. Daventry Country Park is also within easy walking distance, with Daventry town centre around a 10-minute walk, making shopping, leisure and green space wonderfully accessible.



Ground Floor

The property is entered via a uPVC front door into a welcoming hallway featuring wood laminate flooring, stairs rising to the first floor, an understairs cloak cupboard, and doors leading to the lounge, kitchen, and cloakroom. The cloakroom is fitted with a grey hand wash basin and WC, complemented by grey tiled splashbacks and a window overlooking the front aspect. The laminate flooring continues through to the light and airy sitting room, which boasts an attractive bay window to the front and a feature fireplace with a gas fire as the focal point. Glazed double doors open into the impressive kitchen/dining space. The kitchen/diner is finished with ceramic tile flooring and comprises wooden base and eye-level units with quartz work surfaces and splashbacks. Integrated appliances include a dishwasher, fridge/freezer, and washing machine, along with space for a freestanding range cooker with a five-ring hob and extractor fan above. A door provides access back to the hallway and to the side of the property. From the dining area, double doors lead through to the wrap-around conservatory, which in turn features double-glazed doors opening onto the decked area and garden.

A further door from the ground floor leads to a spacious guest suite, which benefits from double doors opening onto the decked area, a modern wet room with shower, hand basin, WC, and heated towel rail, as well as a walk-in wardrobe.



First Floor

Stairs from the hallway rise to the first-floor landing. The spacious principal bedroom overlooks the front of the property and benefits from an en suite comprising cream sanitary ware including a hand basin, shower, WC, and a window. The en suite is enhanced with wooden panelling and tiled splashbacks.

A further double bedroom with fitted wardrobes enjoys views over the rear garden, while a third double bedroom features dual-aspect windows overlooking the front and side of the property. The fourth bedroom is a single room with a window to the rear garden. The family bathroom is fitted with a white suite, including a bath with shower over and glass screen, hand basin with built-in storage, WC, and a heated towel rail. An airing cupboard is located on the landing and also houses the boiler.

Outside

To the front of the property there is a gravelled parking area along with a tarmac driveway leading to the double garage, providing ample off-road parking for multiple vehicles.

The delightful rear garden is fully enclosed by fencing and features a smart decked area extending across the rear of the house, complete with rope-link fencing and steps leading down to a low-maintenance gravel garden. Ideal for outdoor dining and relaxing, the garden benefits from access from both the conservatory and the ground-floor guest suite. A shrub and flower border sits at the far end of the garden, adding colour and interest.

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

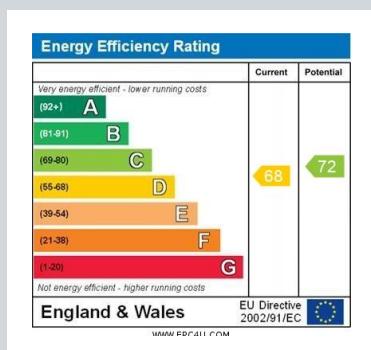
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-D



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**Approximate Gross Internal Area 1674 sq ft - 156 sq m
(Excluding Garage)**

Ground Floor Area 1148 sq ft - 107 sq m

First Floor Area 526 sq ft - 49 sq m

Garage Area 271 sq ft - 25 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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