



THE ROWANS

Daventry, Northamptonshire, NN11



DAVID COSBY
ESTATE AGENTS



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4 The Rowans

Daventry, Northamptonshire, NN11

£240,000 (Guide Price)

- Two/Three bedrooms
- Sitting Room
- Dining Room / Bedroom 3
- Ground floor wet room
- Triple glazing throughout
- Recently installed boiler
- Pleasant enclosed rear garden
- Garage
- Off road parking
- Close to parkland

Description

A well-presented two/three-bedroom property with recently installed boiler and triple glazing throughout. The property is situated in a quiet cul-de-sac location and occupies an elevated position to the north of Daventry Town centre. Benefitting from off-road parking and a good size, detached garage, this delightful home is also in close proximity to Daneholme Park – a lovely green space with children's play area which will soon be bursting with autumnal colour.



The historic market town of Daventry is surrounded by beautiful countryside, picture postcard villages and easy commuting all of which make for a perfect work life balance. There is a wealth of independent shopping outlets along the popular Sheaf Street coupled with larger retail outlets and good local sporting facilities.



Location

The property is situated to the north of Daventry town centre and occupies an elevated position with far reaching views from the master bedroom. Nearby is Daneholme park, a lovely green space which offers a peaceful retreat for walking and fresh air.

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The Property

Entrance Hall

A recessed porch to the side elevation with tiled reveal provides access to the entrance hall. It is fitted with a newly installed slatted effect front entrance door with full height double glazed panel and vertical brush steel handle. The entrance hall is fitted with cut pile carpet and timber veneer doors provide access to the principal rooms.

Lounge

There is a good-sized lounge to the front elevation with a 3-unit triple glazed window providing good natural lighting and views over the front garden. The fireplace is currently empty and boarded up but previously housed a gas fire appliance.

Dining Room/ Bedroom Three

Situated to the rear of the property and with a 2-unit triple glazed window, this space currently serves as a dining room but could be used as a third bedroom and has a useful under-stair storage cupboard.

Bedroom Two

A double bedroom situated to the front right-hand side of the property which overlooks the garden with a 3-unit triple glazed window.

Wet Room

Featuring full height ceramic tiling to the walls and heavy-duty sheet vinyl flooring with upstands, this space provides a wet room area with shower, close coupled WC and wash hand basin with pedestal. There is an obscure triple glazed casement window to the side elevation.

Kitchen

The kitchen area is situated to the rear of the property and benefits from good natural lighting from the two-unit triple glazed window and a glazed pedestrian door. A range of base and wall units have been installed with stainless steel sink and drainer. Walls are finished with painted tile splashbacks and decorative lining paper.

Landing

With cut pile carpet and an enclosed balustrade to the quarter-winder staircase the first-floor landing provides access to the main bedroom. There is also a ceiling hatch providing access to the upper loft space and a low-level wall hatch affording access to the eaves roof void.

Bedroom One

A good-sized first floor double bedroom with large triple glazed casement window providing far reaching views and good natural lighting. There is a substantial walk-in cupboard with lighting providing fantastic storage and wardrobe space.



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Outside Areas

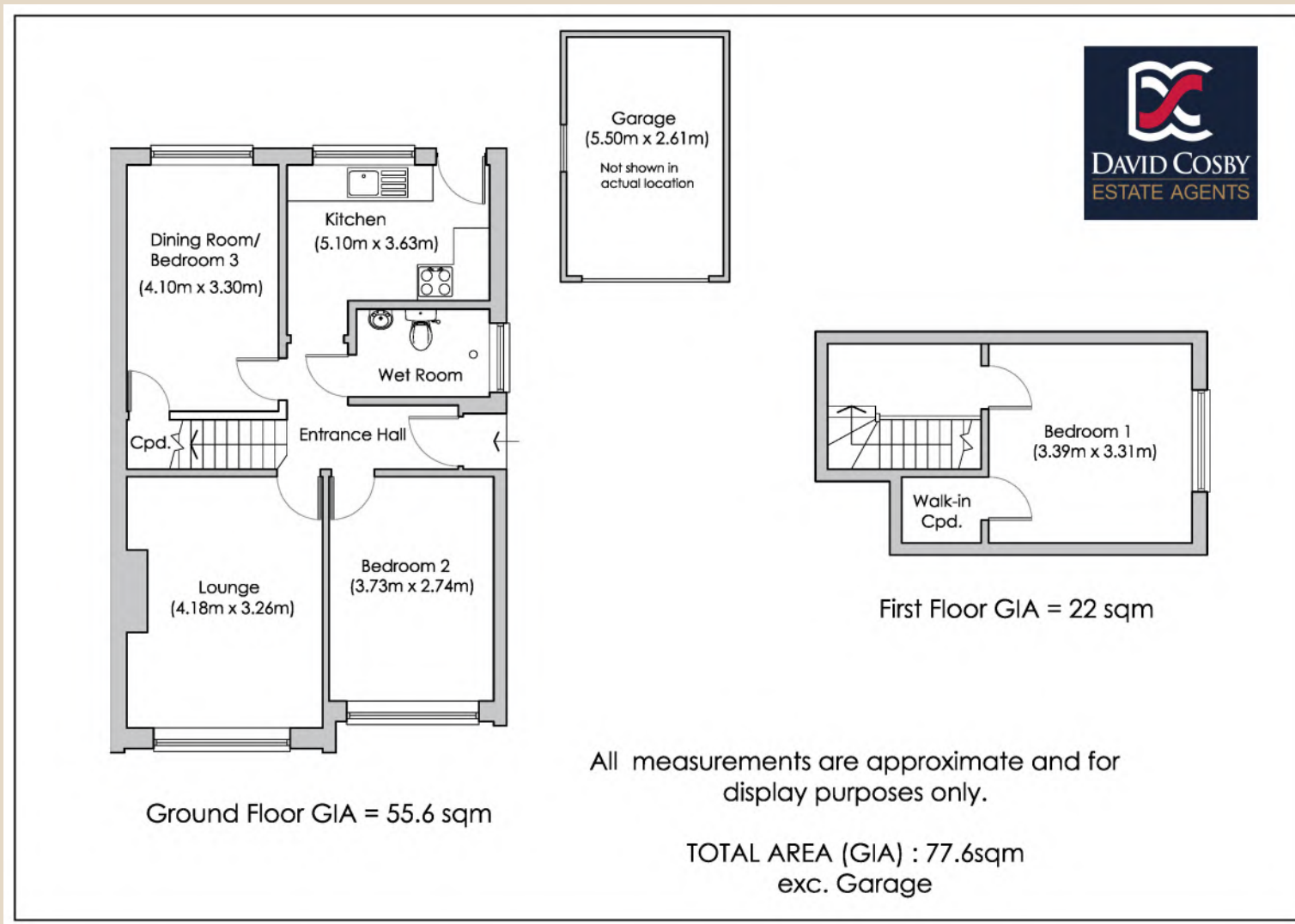
Front Aspect:

The property is set back from The Rowans with a well-tended lawn and driveway providing off road parking. The driveway leads to a large, detached garage and gated access to the rear garden.

Rear Garden:

The private rear garden is well tended with a raised lawn and shrub flower and vine borders. It is bounded by close board timber fencing. A large, detached garage is located to the rear right hand side of the site and has a recently installed profiled steel covering to the dual pitched roof, together with an aluminium up-and-over vehicle door, window overlooking the rear garden, lighting, and power.





Services: Water, Drainage, and Electricity **Council Tax:** Band B

Local Authority: West Northamptonshire Council **EPC:** Rating C

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