

NEW INSTRUCTION



SPRING CLOSE

Daventry, NN11 4HG

 **DAVID COSBY**
ESTATE AGENTS



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Spring Close

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Total GIA Floor Area | Approx. 80 sqm (861 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- Three-bedroom semi-detached home
- Detached garage with power, lighting, and workshop space
- Off-road parking with carport and gravelled frontage
- Enclosed rear garden with patio and established borders
- Modern fitted shower room
- Quiet residential close overlooking a green
- Walking distance to Daventry town centre

Description

A well-presented three-bedroom semi-detached home offering practical family accommodation, off-road parking, and a detached garage with workshop space. The property is located in a quiet residential close overlooking a green, just a short walk from Daventry town centre and its range of amenities.

The ground floor includes a sitting room, dining room, kitchen, and a bright conservatory opening onto the rear garden. Upstairs, there are two double bedrooms, a further single/small double bedroom, and a modern shower room. Outside, the property benefits from a block paved driveway, carport, enclosed rear garden, and a detached garage.



Once a small hamlet, Drayton is now enclosed by the larger market town of Daventry which provides a good variety of modern conveniences, surrounded by beautiful countryside and picturesque villages.

The Property

Entrance Hall

The property is entered via a panelled front door with upper glazed panes and matching side casement windows, providing natural light to the hallway. The entrance hall features a decorative cut pile carpet, which continues up a straight flight of timber stairs leading to the first-floor accommodation. The walls are finished with embossed lining paper and painted in emulsion. Traditional four-panel white doors provide access to the sitting room and dining room.

Dining Room

Positioned to the rear left-hand side of the property, the dining room enjoys a pleasant outlook over the garden through double glazed sliding doors which open into the conservatory and provide good natural light and the potential for extended entertaining space. The floor is finished with a cut pile carpet, and the walls are decorated with embossed lining paper and emulsion. Pine panelling and a bifold door with decorative glazing separates the dining room from the kitchen.

Kitchen

The kitchen is fitted with a range of base and wall-mounted units with roll-top work surfaces and incorporates a stainless-steel sink with mixer tap and drainer, positioned beneath a two-unit casement window overlooking the rear garden. There is provision for a freestanding cooker with a fitted extractor hood and light above, as well as space for a tall fridge freezer and a washing machine. The walls are neutrally decorated, and the floor is finished with a tile-effect sheet vinyl. The wall-mounted combination boiler is located on the rear elevation.

Sitting Room

Situated to the front of the property, the sitting room benefits from good natural light through two separate windows. A flame-effect electric fire set on a limestone-effect hearth with a traditional timber surround forms the focal point of the room. The floor is finished with a decorative cut pile carpet, and the walls are neutrally decorated. A contemporary column radiator provides heating, and a useful under-stairs cupboard offers additional storage.

Conservatory

A bright and versatile space, the conservatory features timber-effect laminate flooring and a two-panel glazed door opening directly onto the rear garden. Currently arranged as a second reception room, it provides a comfortable setting for reading, relaxing, or informal family use.



The Property

First Floor Landing

A galleried landing with ranch-style balustrading and matching decorative cut pile carpet. The walls are neutrally decorated, and timber veneer flush doors provide access to the bedrooms and family shower room. Single glazed top lights above the doorways allow borrowed natural light to filter into the landing area.

Bedroom 1

A double bedroom positioned to the rear left-hand side of the property, a casement window providing views over the rear garden. The walls are finished with embossed lining paper and emulsion, and the floor is laid with a decorative cut pile carpet. Built-in storage is provided by a double sliding-door wardrobe with clothes rail and shelf, complemented by a high-level cupboard above.

Bedroom 2

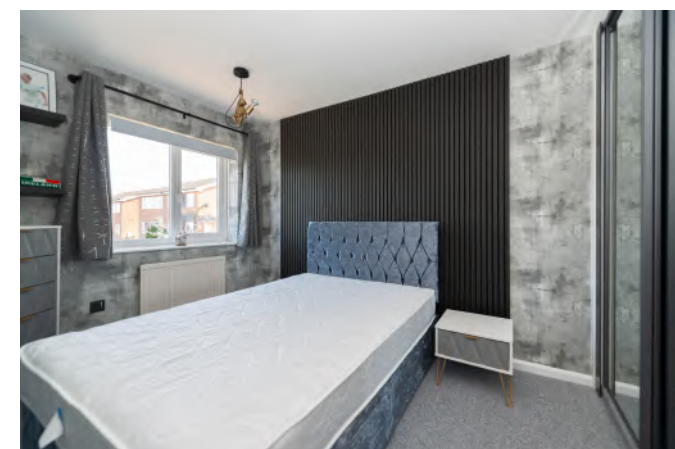
Situated to the front left-hand side of the property, Bedroom 2 is a double bedroom with decorative wallpaper and contemporary vertical panelling to the main wall. The floor is fitted with a loop pile carpet, and a two-unit casement window provides good natural light along with pleasant views over the front garden and beyond. Built-in storage is provided by a double mirrored sliding-door wardrobe with fitted shelving and clothes rails.

Bedroom 3

A small double bedroom positioned to the front of the property, featuring a three-unit double glazed window offering pleasant views. The walls are finished with embossed lining paper and emulsion, and the floor is laid with a decorative cut pile carpet.

Family Shower Room

Fitted with a contemporary three-piece suite comprising a quadrant shower enclosure with sliding tempered glass doors, a ceramic wash hand basin with chrome mixer tap set over a vanity unit, and a close-coupled WC. The walls are finished with full-height oversized ceramic tiling, and the floor is laid with marble-effect sheet vinyl.



Grounds

Front Aspect

Pleasantly situated within Spring Close, the property enjoys an outlook over a small green and benefits from off-road parking via a block paved driveway leading to a carport at the side. Additional parking is available on the gravelled frontage. A lockable side gate provides secure access to the rear garden.

Rear Garden

The block paved driveway continues into the rear garden and leads to a detached concrete sectional garage, offering secure car storage and additional workshop space to the rear. The garden is predominantly laid with gravel, featuring decorative raised edging and well-planted perimeter borders with established perennial shrubs and plants. Adjacent to the conservatory is a paved patio area, providing a private space for outdoor seating or dining. A composite storage unit is positioned to the rear of the garage, ideal for housing garden tools and equipment. Boundaries are defined by concrete posts with timber panel fencing.

Garage

A detached concrete sectional garage fitted with an aluminium up-and-over door, along with a separate pedestrian access via a panel door with five-bar locking mechanism. The garage benefits from power and lighting, and natural light is provided by two single glazed fixed casement windows. The space is suitable for secure car storage and offers potential for use as a workshop or hobby area.

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Location

The property is conveniently located close to the centre of the historic market town of Daventry, with a wide range of local amenities within easy reach. The pedestrianised Sheaf Street is just a short walk away and offers a selection of independent shops, cafés, and services, contributing to the town's traditional character.

For those who enjoy the outdoors, the surrounding area provides numerous walking opportunities, including Daventry Country Park and the notable Borough Hill. The latter is of particular historical interest, featuring the remains of an Iron Age hill fort and Roman settlement, and is recognised as a site of archaeological significance.

Daventry benefits from excellent transport connections, making it well suited to both professionals and families. Its central location within the national motorway network provides easy access to the M1, M6, and M45. Rail services are available from nearby Long Buckby station, with regular connections to Birmingham, Northampton, and London.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

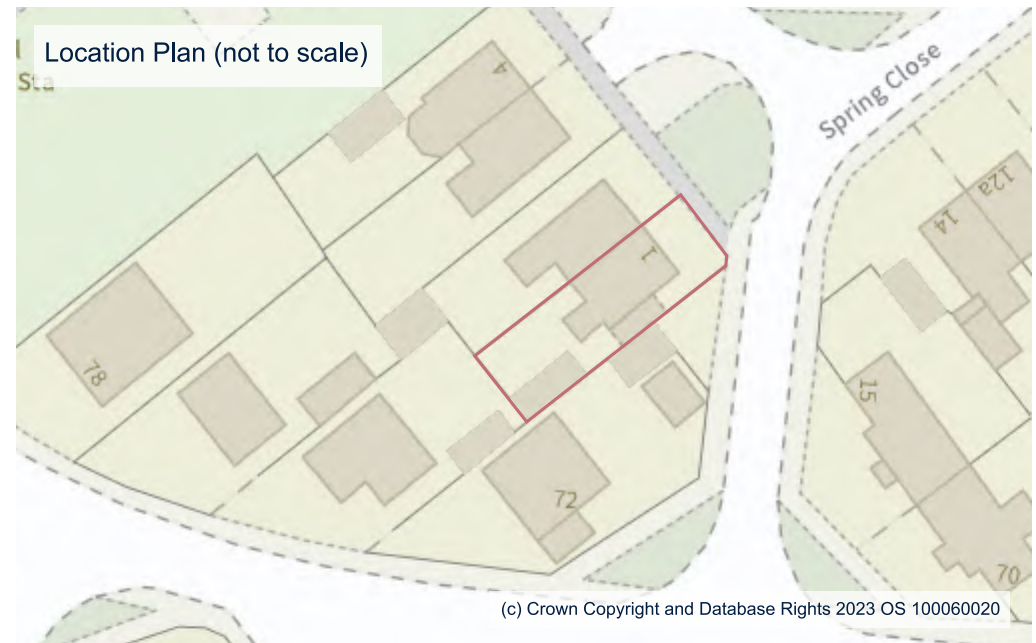
Services: Water, Drainage, Gas & Electricity

Council Tax: Band C **EPC:** Rating D

Broadband: Superfast Broadband Available 80Mbps

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



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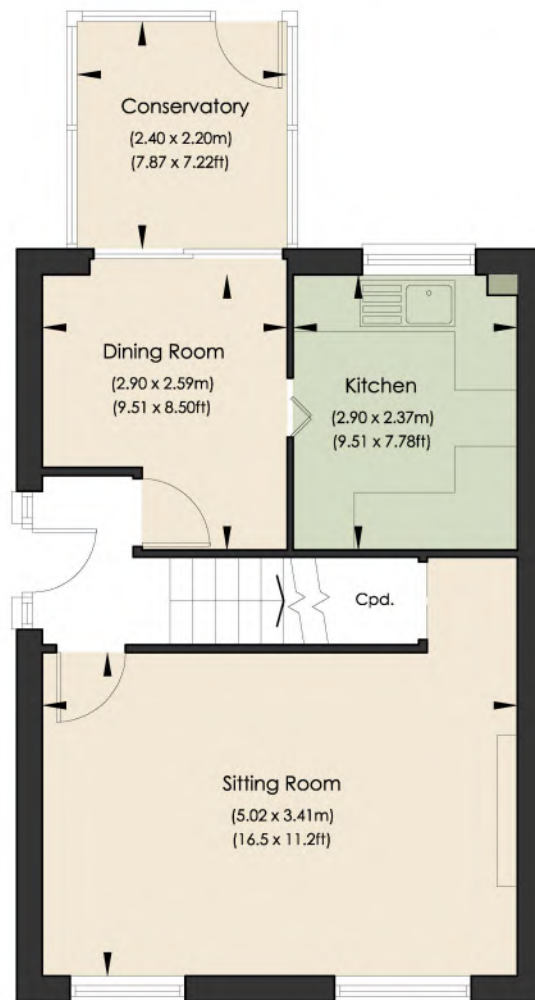
Spring Close, Daventry, NN11 4HG

Approximate GIA (Gross Internal Floor Area) = 80 sqm (861 sqft)

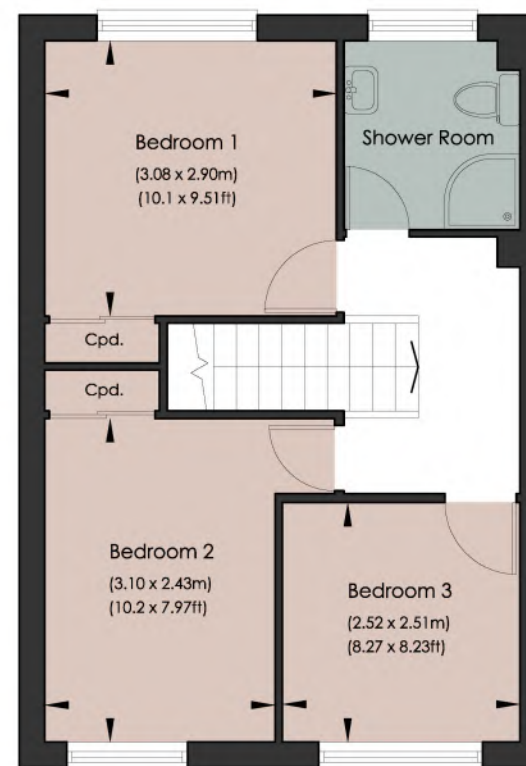


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 43 sqm (463 sqft)



FIRST FLOOR GIA = 37 sqm (398 sqft)



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