



15 Vulcan Close, Timken, Daventry, Northamptonshire, NN11 9HZ

HOWKINS &
HARRISON

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Guide Price: £425,000

An extended detached family home with stylish high quality contemporary interior situated at the end of a small cul-de-sac. The comprehensive improvements include refitting of bathrooms, with marble tiling, porcelain tiled flooring to the majority of ground floor and of particular note the creation of a superb open plan kitchen/dining area, including a contemporary styled refitted kitchen with integrated appliances and a single storey extension with lantern roof and bi fold doors. This is in turn open plan to a light and airy sitting room and there is also a study. Upstairs the master bedroom includes an en-suite and there are three further bedrooms and matching family bathroom. To the front is parking for numerous vehicles standing in front of the detached garage. The attractive and private rear garden features a sun terrace and lawn with further terracing to the side and front.

Features

- A much improved and extended detached family home.
- Open plan accommodation to include dining, sitting room and refitted kitchen.
- Kitchen area with quartz work surfaces and integrated appliances.
- Separate utility, study and cloakroom.
- Master bedroom with refitted en-suite.
- Three further bedrooms and refitted matching bathroom.
- Plentiful off road parking and double detached garage.
- Pretty landscaped gardens with side terrace.
- No upper chain, Cul-de-sac location.
- Energy Rating-C



Location

The area known as Timken is within walking distance of the market town of Daventry, making it approximately about a mile from the town centre, providing excellent access to local amenities and schools. Situated close to the open countryside and with easy access to local walks and cycle paths and The Grand Union Canal, Daventry Country Park and Drayton Reservoir where you will find a well established sailing club and popular spots for fishing.



Ground Floor

The light and airy entrance hall features large porcelain tiled flooring, which also runs through majority of the ground floor. Oak doors also feature throughout and there are contemporary styled stairs featuring oak and glass rising to the first floor. There is refitted cloak room with WC and washbasin. The light and airy sitting room has a window to the front elevation and two arches provide open plan living into the dining and kitchen areas. The single storey extension has a superb lantern roof and bi fold doors. This room is used in part for dining and opens into the refitted kitchen. This features a range of contemporary cabinets with quartz work surfaces and underslung sink incorporating a hot water tap. There is a central island unit with further quartz work tops, breakfast bar and five ring venting induction hob. Additional integrated appliances include dish washer and double oven and there is a space for double width fridge freezer. The ground floor also has a useful separate utility room and a study/family room with double doors leading to the front terrace.

First Floor

A spacious landing leads to all rooms. The master bedroom has full length mirror fronted wardrobes and there is a refitted contemporary styled en-suite which has marble tiling, WC, wash basin and walk in rainwater shower. There are three further bedrooms each with fitted wardrobes and a refitted matching bathroom with WC wash basin and shower bath with screen and rainwater head.

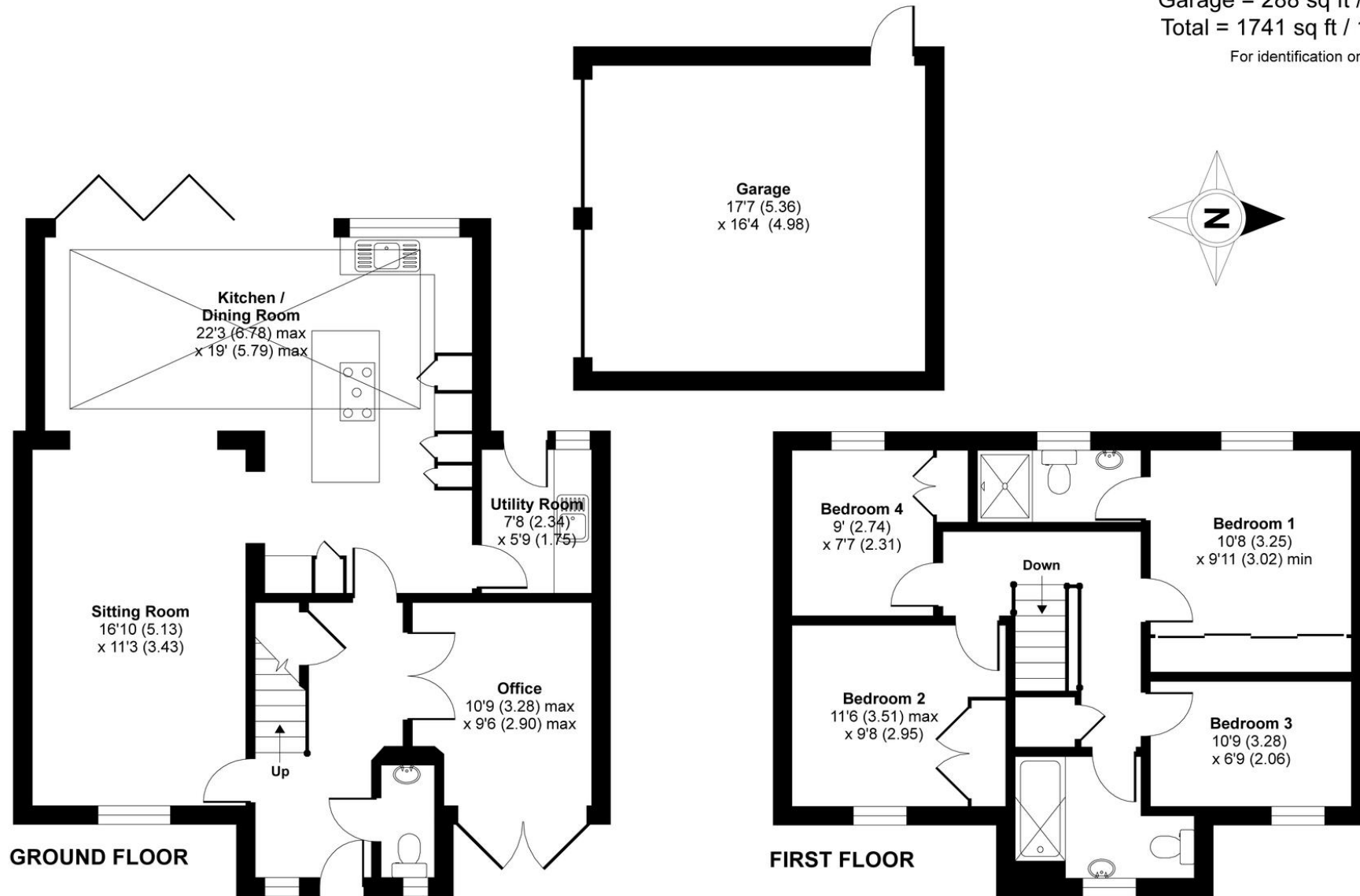
Vulcan Close, Daventry, NN11

Approximate Area = 1453 sq ft / 134.9 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 1741 sq ft / 161.7 sq m

For identification only - Not to scale





Outside

To the front of the property is plentiful parking and a turning space standing in front of the detached double garage. Steps rise to the front door which has a storm canopy. A gate leads to a secluded patio to the front and side which in turn leads into the rear garden. Behind the house is a full width sun terrace, ideal for alfresco dining and entertaining. The remainder of the garden is laid to lawn with pebble edged borders and is westerly facing and enclosed by fencing.

A superbly presented, greatly improved and extended detached family home situated at the end of a small cul-de-sac.





Viewing

Strictly by prior appointment via the selling agents. 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
Angel Street
Northampton
Tel:0300-126700

Council Tax Band – E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.