



3 New Forest Way, Daventry, Northamptonshire, NN11 9RL

HOWKINS &
HARRISON

3 New Forest Way, Daventry,
Northamptonshire, NN11 OXF

Guide Price: £425,000

A well presented four bedroom detached family home located in the highly sought after Ashby Fields development and within close proximity to local amenities. The current owners have made improvements over the last twelve months to include all new flooring, knocking through kitchen area to the utility to create extra space, refitted ensuite and family bathroom, replacing the front door and landscaping the south facing rear garden.

Features

- Four bedroom detached
- Popular location
- Three reception rooms
- Refitted ensuite and family bathroom
- Very well presented throughout
- South facing landscaped rear garden
- Front garden and driveway
- Detached double garage
- Conservatory
- Energy Rating- C



Location

Daventry town centre is a short walk away from this property, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.



Ground Floor

A lovely stylish entrance hall with the stairs leading to the first floor, storage for coats and shoes and doors provide access to the main primary rooms. A refitted cloakroom with a two-piece white suite. The sitting room enjoys a contemporary style living flame gas fire with decorative surround, the flooring is a wood effect herringbone design which continues into the conservatory which has triple aspect views over the landscaped garden. There are two further reception rooms which are used as the dining room and a study both with wood effect flooring. The hand painted kitchen hosts a range of fitted cabinets and draws and as recently been knocked through to the utility room allowing for more light and space.

First Floor

A spacious landing with a window overlooking the front and doors providing access to the bedrooms and bathroom. The principal bedroom is a good size and has a white and black fitted ensuite with brass taps and shower. There are three further bedrooms with bedroom two enjoying a fitted wardrobe and draws and bedroom four with a freestanding four door wardrobe which has hanging and shelving space. The family bathroom is well presented with a three piece suite which includes a bath and pumped shower over and a stylish vanity unit.

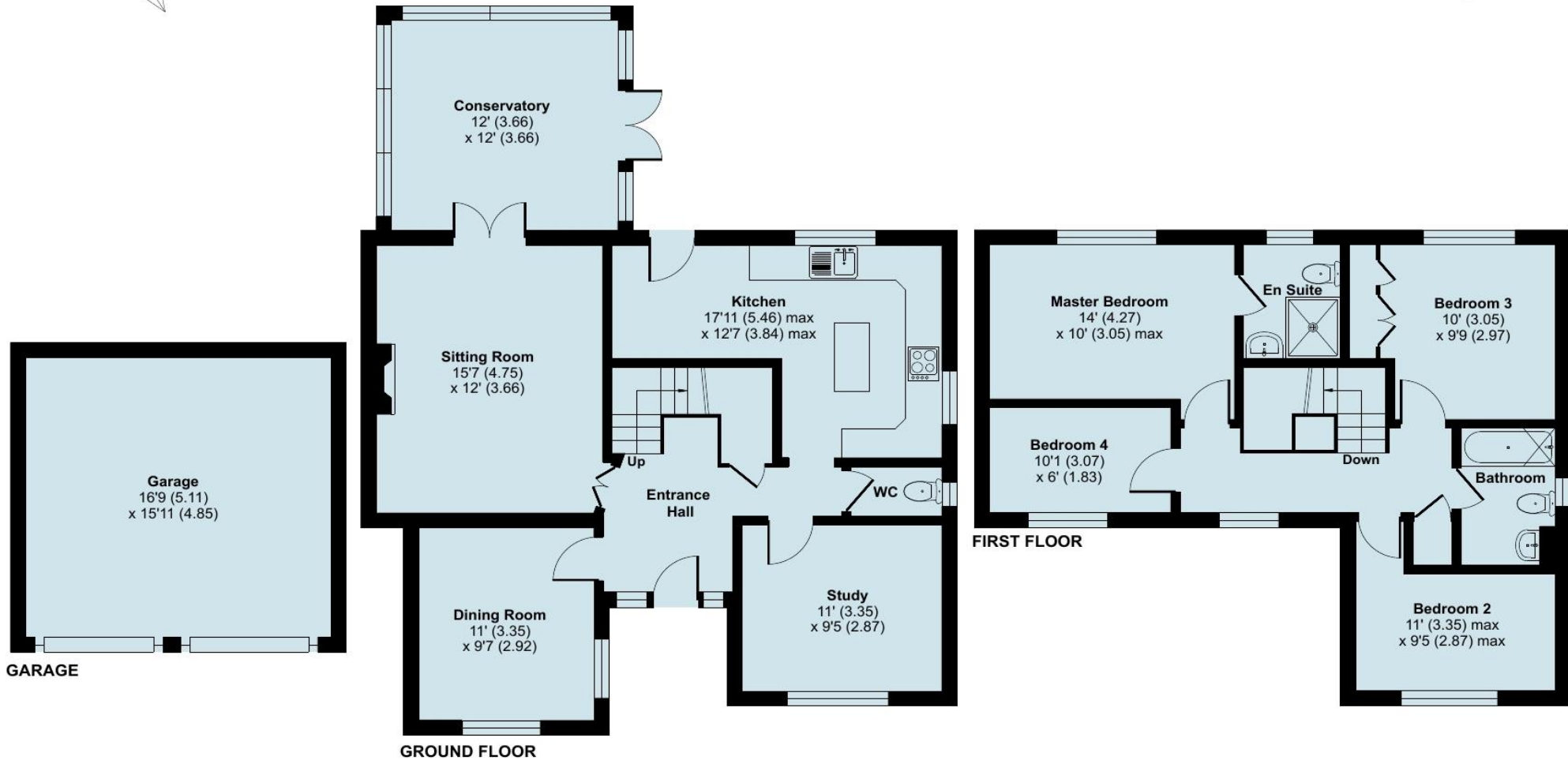
New Forest Way, Daventry, NN11

Approximate Area = 1492 sq ft / 138.6 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1761 sq ft / 163.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1105602



Outside

The driveway is owned by number three and allows right of access for two other dwellings, there is ample off road parking which leads to the detached double garage with twin up and over door, storage in the roof eaves and power and lighting. The enclosed rear garden has been beautifully landscaped and enjoys a southernly aspect.



A well presented four bedroom detached family home located in the highly sought after Ashby Fields development and within close proximity to local amenities.





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- E

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	84
(69-80) C	
(55-68) D	71
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	



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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.



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