



1 The Poplar Close, Daventry, Northamptonshire, NN11 0XF

HOWKINS &  
HARRISON

# 1 Poplar Close, Daventry, Northamptonshire, NN11 0XF

Guide Price: £300,000

Located on the poplar development of Ashby Fields, this beautifully presented three bedroom detached home with a south facing landscaped garden. The property has been well maintained and improved by the current owners to include a refitted kitchen/dining room with a built in double oven and gas hob, replacement gas boiler (2023) and new flooring. An early viewing is highly recommended to appreciate the style and location of this detached property.

## Features

- Detached family home
- Three bedrooms
- Ensuite and family bathroom
- Sitting room with views over the garden
- Refitted kitchen/dining room
- Cloakroom
- South facing rear garden
- Single garage
- Driveway
- Energy Rating- D



## 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

Entrance via a double-glazed door to the hallway which has the stairs to the first floor with understairs storage, doors provide access to the cloakroom and sitting room. The sitting room is a welcoming shape and overlooks the rear garden with patio doors. The kitchen/dining room was originally two separate rooms now opened up to allow social family living. The kitchen has a tiled floor and has a double-glazed door out to the garden. There is plumbing for the washing machine and dishwasher, space for a fridge/freezer and a benefits from a built in Lamona oven and hob with extractor over. The dining area has a fitted carpet and overlooks the front aspect.

## First Floor

The first-floor landing has access to the loft and doors provide access to the bedrooms and family bathroom. The primary bedroom overlooks the front and has a door to the ensuite which is a three-piece suite and fully tiled, the shower cubicle is fitted with a Mira power shower. There are two further bedrooms, bedroom two has a fitted cupboard with bedroom three benefiting from fitted wardrobes. The family bathroom is a three piece suite with a shower over the bath.

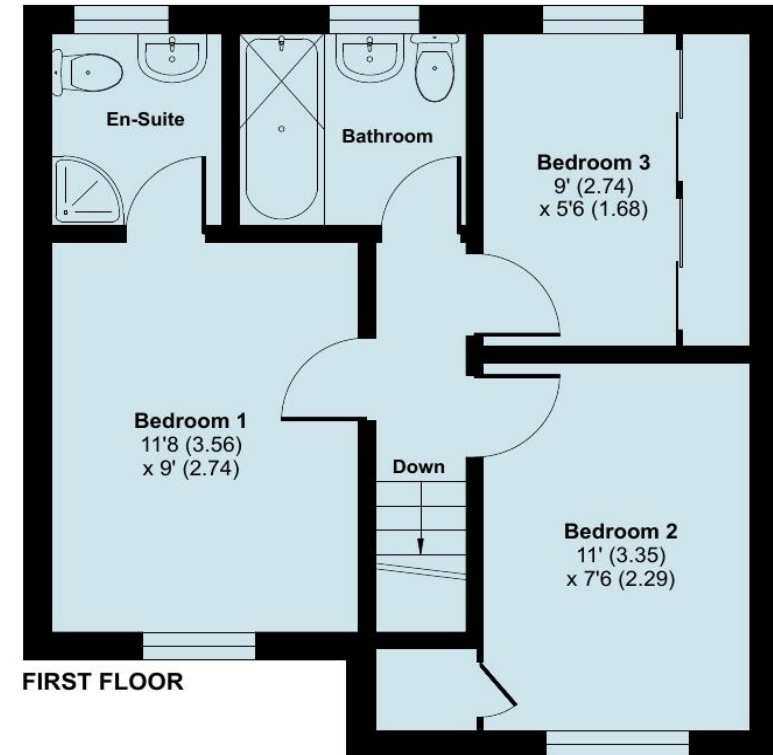
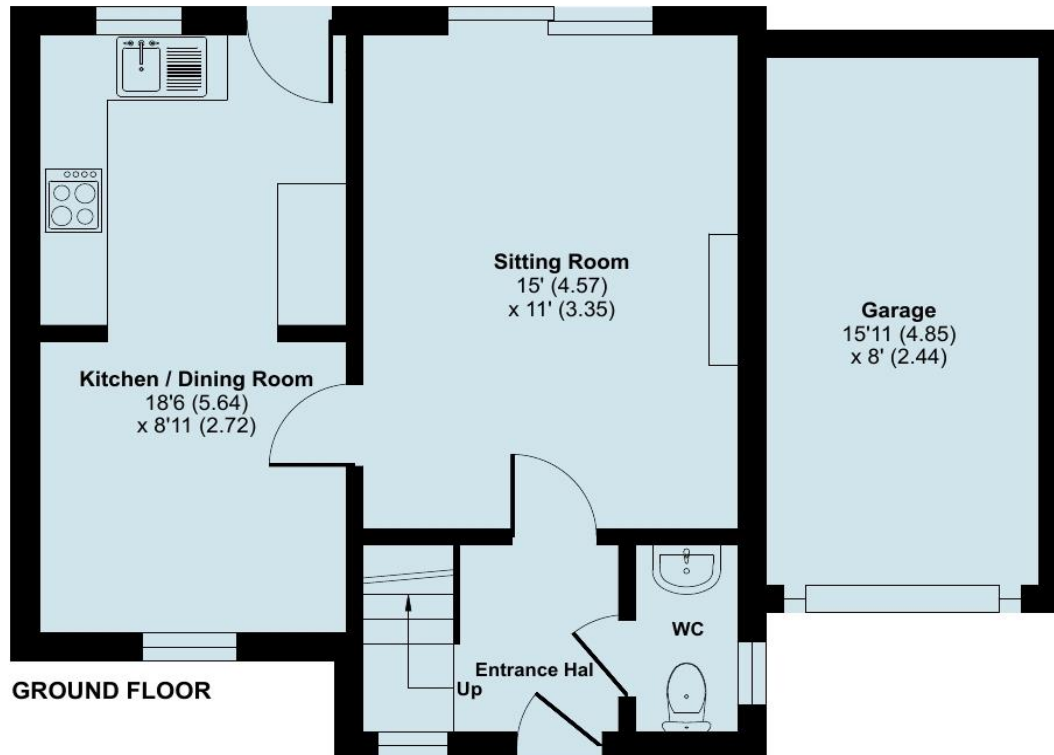
# Poplar Close, Daventry, NN11

Approximate Area = 810 sq ft / 75.2 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 938 sq ft / 87 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: 1105071



## Outside

To the front the property is elevated with open plan shrub beds which continue round to the side of the property. A driveway leads to the single garage which has power and lighting.

This well presented landscaped rear garden is enclosed by an attractive brick wall and timber fencing. The garden enjoys a southernly aspect. A paved terrace runs adjacent to the property and has central curved steps to the lawn area where double gates provide access. Various shrubs and plants. A decked patio with railway sleepers to the border. An ornamental pond with grey slate chippings to the edge. Pedestrian access to the side via a timber gate.

Located on the popular development of Ashby Fields, this beautifully presented three bedroom detached home with a south facing landscaped garden.





## 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- C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	84
(69-80) C	
(55-68) D	62
(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	



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.

## Howkins & Harrison

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