



3 North Street & 3a North Street, Daventry,
Northamptonshire, NN11 4GJ

HOWKINS &
HARRISON



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Guide Price : £585,000

An individual and well-presented detached family home which benefits from a one bedroom self-contained annex and is located in the heart of Daventry town on a plot which extends to approximately to a 1/3 acre. Built in the 1930's the main house offers three reception rooms, a light and airy kitchen/breakfast room with a walk in pantry and a conservatory. There are four bedrooms and a contemporary style four piece bathroom. The self contained annex is a single storey property with its own front and rear access. Outside the south facing enclosed garden offers a good degree of privacy. To the front there is a garage and driveway.

Features

- 1930's four bedroom family home
- Self contained one bedroom annex
- Good sized sitting room with multi fuel burner
- Conservatory
- South facing rear garden
- Solar Panels
- Double garage
- Sought after mature town centre location
- Energy Rating House- B
- Energy Rating Annex- TBC



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. The brand new Daventry cinema is a two minute walk away. 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 double doors to the porch, which in turn leads through to the welcoming hallway. The original floor is a herringbone style parquet floor which continues into both the study, sitting room and dining room. The sitting room is a generous size with an attractive fireplace housing a 'clearview' multi fuel burner. A door provides access to the conservatory which can also be access via the dining room and overlooks the enclosed garden. The kitchen/breakfast room is a light and airy room with duel aspect. Offering a range of cabinets to include a glass display and a selection of draws. Included in the kitchen is a Rangemaster cooker which is fuelled by gas, an integrated dishwasher and a walk in pantry. There is space for an American fridge/freezer a breakfast table. A door provides access to the rear garden. There is a downstairs WC located of the hallway. The office has teak wood flooring whilst the rest of the home has oak wood flooring. The property benefits from full fibre broadband direct to the property.





First Floor

A split-level landing provides access to the bedrooms and bathroom. A pull-down loft hatch and built in storage cupboard along with another cupboard housing the boiler. The primary bedroom enjoys dual aspect overlooking the rear and side gardens. There are three further double bedrooms and a contemporary four piece family bathroom which includes a lovely freestanding slipper bath and a corner shower cubicle.

Outside

To the front of the property there is a good sized detached garage with an electric up and over door. A resin driveway offers off road parking for two cars. Beyond a wrought iron pedestrian gate, a resin pathway leads to both the property and the annexe. The front garden has a beautiful magnolia tree and a range of various shrubs and plants. The established south facing rear garden is fully enclosed and shared by the main house and the annexe. An attractive paved terrace runs adjacent to the main house and there are steps leading to the lawn area which is bordered by mature hedges, plants and shrubs. A variety of fruit trees which include pear, apple and olive.

Agents Notes

Solar panels are owned by the property with the new owner benefiting from FIT payments as well as free electricity during the day. The main house and well as the annexe benefit from this great investment of renewable energy.



North Street, Daventry, NN11

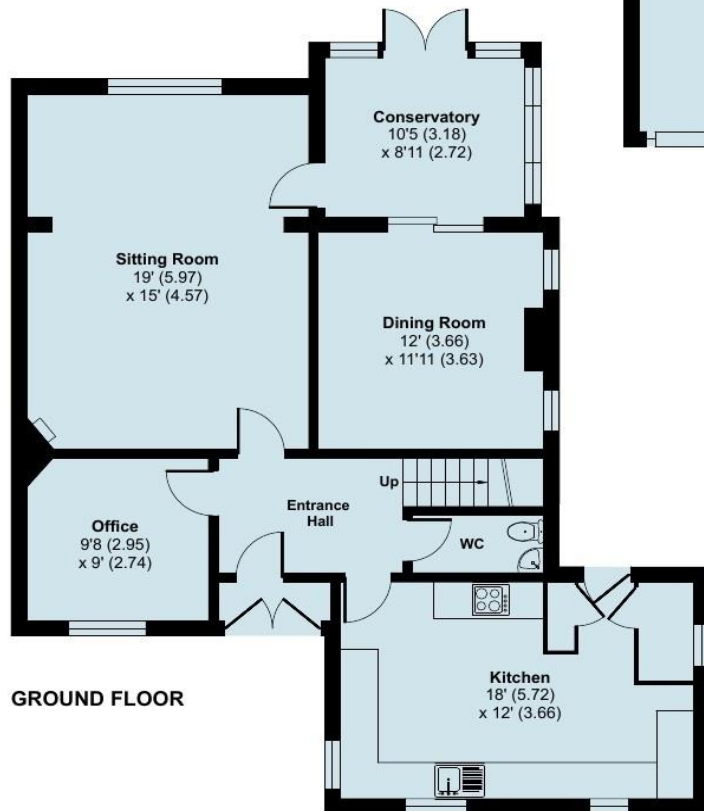
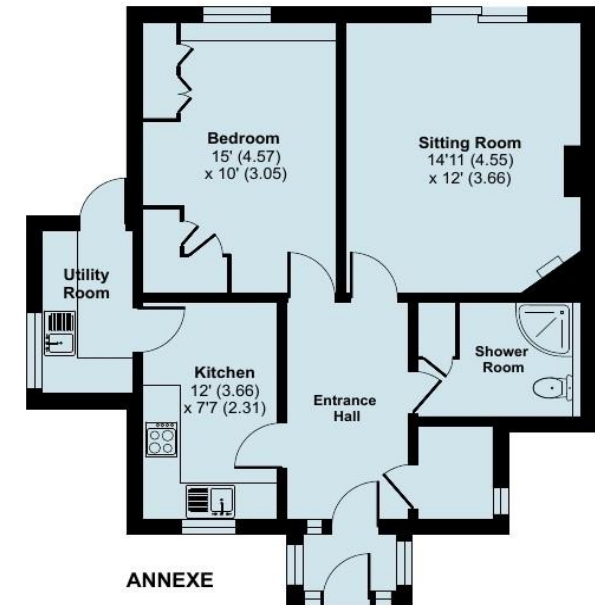
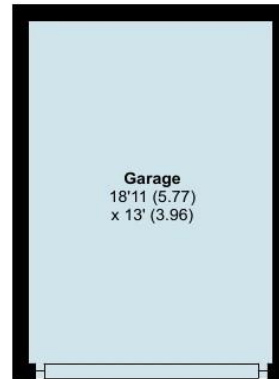
Approximate Area = 1811 sq ft / 168.2 sq m

Garage = 247 sq ft / 22.9 sq m

Annexe = 683 sq ft / 63.4 sq m

Total = 2741 sq ft / 254.5 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: 1105939





Annexe

Entrance is via glazed door to a porch which leads into the hallway where access is provided to the main rooms. The sitting room has a patio doors overlooking the garden and a tiled fireplace with matching plinth. The kitchen has a range of fitted wall and base units, ceramic 1 ½ sink unit and drainer. A door leads through to the utility room where there is plumbing for a washing machine the wall mounted gas boiler and a stainless steel sink. The bedroom enjoys a range of fitted bedroom furniture to include wardrobes, draws and a dressing table. The shower room is a white three piece and boasts a Jacuzzi shower cubicle. Also off the hallway is a boot room/study which has shelving and coat hooks.

Council Tax Band Annexe –
If not occupied by family or empty – Band B

EPC ANNEXE - TBC



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on
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, oil and drainage services. Please note there is a boiler for the main house and a separate boiler for the annex.

Local Authority

West Northamptonshire Council
[Tel:0300-126700](tel:0300-126700)

Council Tax Band Main House-E EPC MAIN HOUSE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	87
C (69-80)	90
D (55-68)	
E (39-54)	
F (21-38)	
G (-1-20)	
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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