



22 Cameron Close, Daventry, Northamptonshire, NN11 9HX

HOWKINS &  
HARRISON

22 Cameron Close, Daventry,  
Northamptonshire, NN11 9HX

Guide Price: £375,000

A beautifully presented five bedroom semi-detached family home located at the end of a cul-de-sac. The property has been in the same family since the 1970's and in recent times undergone some major improvements and extensions creating a good amount of living space and bedrooms. The full accommodation comprises entrance porch and hall, sitting room with front view aspect, a fitted out kitchen/diner with stable door to the garden. A utility room with doors to the study/snug, cloakroom and large garage. The enclosed rear gardens enjoy a range of shrubs, roses and plants.

### Features

- A five bedroom semi-detached family home
- Sitting room and study/snug
- Kitchen/diner with a range of fitted cabinets and drawers
- Utility room and cloakroom
- Four double bedrooms and a single room
- Ensuite and family bathroom
- Enclosed rear garden
- Off road parking and a large single garage
- Cul-de-sac location
- Energy Rating- C



## Location

Daventry town centre is a short walk away from this property in Cherry Orchard, 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 UPVC double glazed door with obscure windows either side. A door provides access to the hall which has a vertical radiator, laminated floor and a panelled door to the sitting room. The sitting room overlooks the front aspect and has wall light points, picture rail and a decorative fireplace. The kitchen/diner offers a good range of fitted wall, base and drawer units alongside an integrated dishwasher, ceramic sink and space for dining furniture and a stable door leads to the garden. An archway leads through to the utility room where there is space for washing machine, tumble drier and a large fridge freezer. Panelled doors provide access to the two piece white cloakroom, the study/snug which has French doors to the garden and the garage where the Worcester gas boiler is located.

## First Floor

The first floor landing has access to the loft space and panelled doors to five bedrooms and a bathroom. The primary bedroom in our opinion is larger than average for this style home and

is beautifully presented with a three piece white ensuite with double shower cubicle. Three further double bedrooms and a single room. The family bathroom has a Heritage wash hand basin set into a vanity unit and a corner bath with power shower over.





## Outside

A driveway to the front providing off road parking. Lawn area with various shrubs and roses. The enclosed rear garden has a paved patio linking the study/snug and the kitchen/diner. A range of shrubs, plants and roses surround the garden. Pedestrian access to the side via timber gate.



A beautifully presented five bedroom semi-detached family home located at the end of a cul-de-sac.





## 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

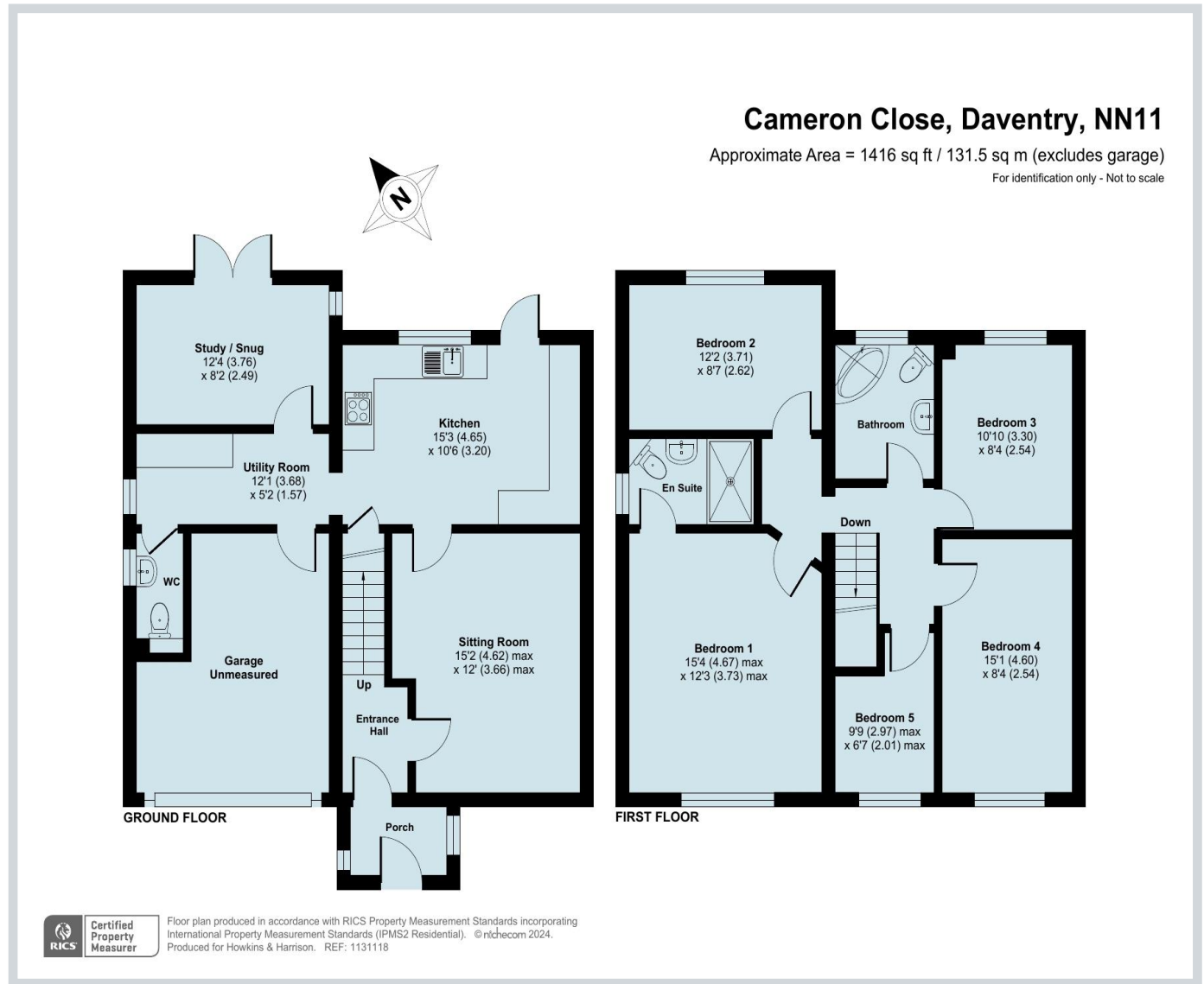
West Northamptonshire Council  
Tel:0300-126700  
Council Tax Band- C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	85
(55-68) D			
(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			

## Howkins & Harrison

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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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