



35 Elder Drive, Ashby Fields, Daventry, NN11 0XE

HOWKINS &
HARRISON

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A well presented three bedroom detached family home with a south facing garden located on the popular development of Ashby Fields, benefitting many local amenities within walking distance including Daventry Country Park, schooling and shops.

Features

- Detached family home
- Three bedrooms
- En-suite to master and family bathroom
- Single garage and driveway
- South facing rear garden
- Lounge and kitchen
- Conservatory
- Downstairs Cloakroom
- EPC rating - C



Location

Ashby Fields is a sought after residential development within walking distance of local amenities to include a nursery, primary school, shops, take away and public house.

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

The property enters into a spacious entrance hall with doors to all principal rooms and stairs rising to the first floor accommodation, door to the integrated garage with partition wall allowing workspace and to include the gas fired combi boiler, downstairs cloakroom with WC and wash basin, and understairs storage with plumbing for washing machine. Laminate wood effect flooring follows through to the sitting room with feature stone effect fireplace, adjoining is the fitted kitchen with a range of base level and wall mounted shaker style cabinets with butcher block working surfaces incorporating a stainless steel sink, induction hob with extractor over, integrated appliances to include electric oven, microwave oven, dishwasher and undercounter fridge, both kitchen and lounge lead into the conservatory with tile flooring and bi-fold doors, overlooking the garden.

First Floor

There are three bedrooms with the master enjoying an en-suite shower room and built in wardrobe, family bathroom with shower over bath, WC and wash basin and boarded loft for additional storage.

Outside

The block paved driveway offers parking for 2-3 vehicles with side gated access to the south facing rear garden, mainly laid to lawn with a wood decking seating area and garden shed with power, enclosed by wooden fencing.

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

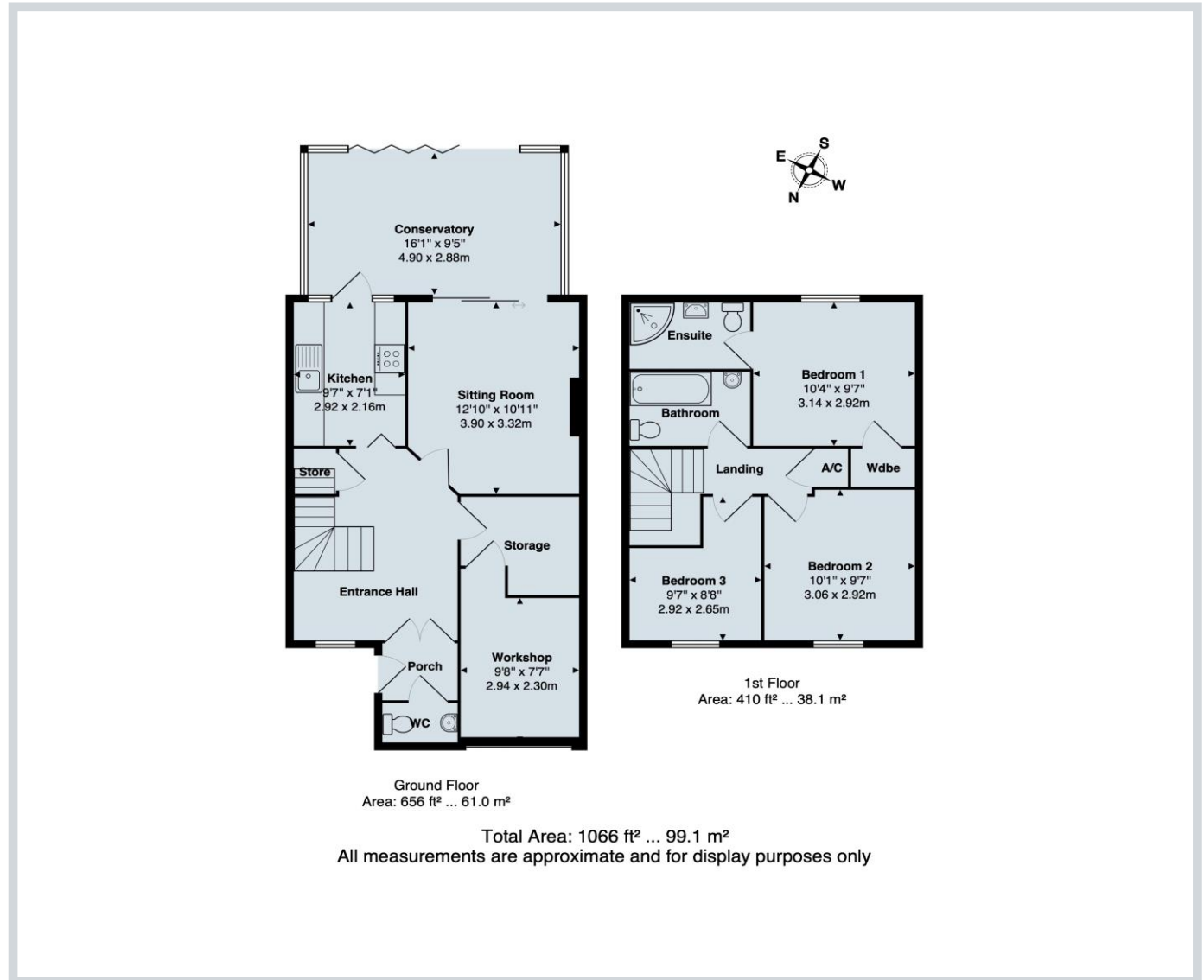
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Daventry District Council Tel: 01327 871100

Council Tax Band - D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	69 C	
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.