



3 Marigold Way, Daventry, Northamptonshire, NN11 4GQ

HOWKINS &
HARRISON

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Northamptonshire, NN11 4GQ

Guide Price: £499,000

A beautifully presented four bedroom executive home built six years ago by Avant homes to a very high standard. The property sits in a quiet location on a no through road with a private south westerly facing landscaped rear garden and overlooks a green to the front. The property comprises of four bedrooms, a master bedroom with triple fitted wardrobes and an en-suite shower room, two reception rooms and a kitchen/ family/dining room.

Features

- Executive detached family home
- Impressive modern kitchen /diner with bifold doors and porcelain tiles
- Large master bedroom with an en-suite shower room
- Landscaped rear garden with porcelain tiles
- Four bedrooms and a home office
- Off road parking for 2 cars and a single garage
- Private location on a no through road
- Utility room and ground floor cloakroom
- Four years NHBC warranty
- Energy Rating-B



Location

Daventry town centre is an easy 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 ground floor comprises of a large inviting entrance hall with the stairs rising to the first floor and fitted with porcelain tiles that flow through to the kitchen and WC/utility room. A dual aspect family lounge with French doors opening onto the patio to the rear with a door through to the impressive kitchen/diner fitted with ample kitchen units with floating pan drawers and includes quality integrated appliances comprising of an electric oven, combination microwave, warming draw, five ring gas hob, extractor fan, fridge freezer and a dishwasher, the kitchen has plenty of room for modern living allowing space for a dining area and seating with bifold doors leading from the kitchen to the rear patio. With the continuation of the porcelain tiles through to the utility room/WC with space for a washing machine and fitted with a modern white suite. A study to the front of the property completes the ground floor accommodation.



First Floor

The first floor offers a spacious landing area and four well-proportioned bedrooms. The master bedroom is fitted with triple fitted glass fronted wardrobes together with a modern en-suite shower room fitted with a double shower cubicle with a waterfall shower head, a glass screen, built in vanity unit, wash hand basin and WC. An additional modern family bathroom is fitted with a white suite comprising of a WC, wash hand basin, double ended bath with a waterfall shower with a glass screen and built in vanity unit.

Outside

A low maintenance front garden laid mostly to slate shingle with mature shrubs and a path leading to the front door. A beautiful landscaped rear garden which has been carefully planted offering a great degree of privacy with patio area to make the most of the sun, the terrace has been laid with porcelain tiles, with raised beds with mature planting and ambient lighting.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 01327 316880.

Fixtures and Fittings

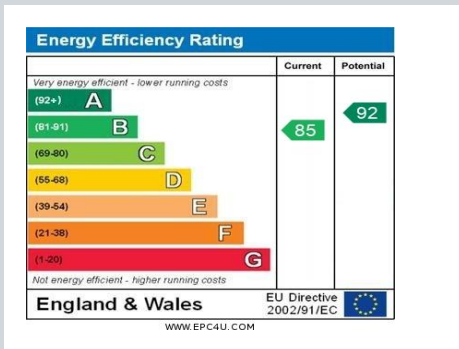
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



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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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