



10 Thirlmere, Daventry, Northamptonshire, NN11 9EG

HOWKINS &
HARRISON

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Northamptonshire, NN11 9EG

Guide Price: £270,000

An established two bedroom chalet bungalow benefitting from solar panels and with off road parking, situated in a cul-de-sac position within a sought after location of Drayton, offering local amenities including Daventry County Park, shops and schooling.

Features

- Two bedroom chalet bungalow
- Gallery landing with two bedrooms
- Off road driveway parking
- Fitted kitchen and shower room
- Front and rear garden
- Conservatory
- Gas central heating
- Local amenities
- Energy rating -



Location

Thirlmere Close is situated in the older more established area of the town called Drayton, Daventry town centre is less than 5 minutes walk away from the property, where on Tuesdays and Fridays you can enjoy the local market. 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 is entered via a composite Upvc door to the entrance hall with doors to the shower room and lounge, with stairs leading to the first floor accommodation and understairs storage. The spacious lounge has front and rear aspect stretching almost 27ft with French Upvc doors to the conservatory overlooking the rear garden. The adjoining fitted kitchen has a range of floor and wall mounted units with work surfaces incorporating stainless steel sink, integrated dishwasher and fridge, space for a freestanding washing machine, cooker with extractor over and door leading to the side access.

First Floor

There are two double bedrooms with built-in wardrobes to the master and additional storage on the landing.

Outside

The front offers a block paved driveway with parking for up to 4 vehicles which follows through to the side gated access leading to the garden. The rear garden is multi-tiered and mainly laid to lawn with a paved patio seating area and wooden shed for storage, enclosed by thoughtfully planted flowers/shrubs and wooden fence panelling.

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

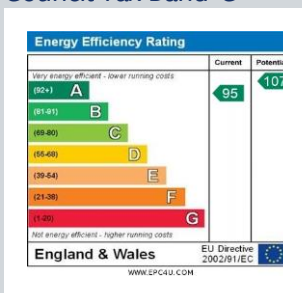
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council

Tel: 0300-126700

Council Tax Band-C



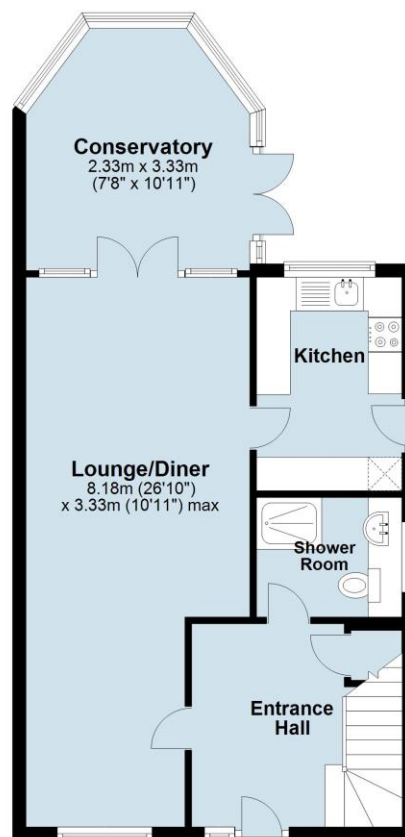
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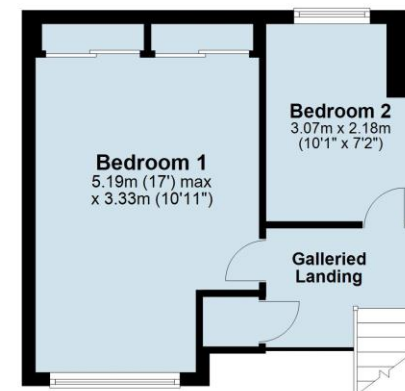
Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



Total area: approx. 84.6 sq. metres (910.9 sq. feet)

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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