



15 Acre Close, Daventry, Northamptonshire, NN11 0PF

HOWKINS &  
HARRISON

## 15 Acre Close, Daventry, Northamptonshire, NN11 0PF

Guide Price: £550,000

A beautifully presented four bedroom detached property overlooking the Northern Valley Country Park and situated towards the end of a quiet cul de sac. This property offers spacious and versatile accommodation over two floors and benefits from a landscaped rear garden, off road parking and electrically operated double garages. Offered for sale with no onward chain.

### Features

- Four double bedrooms, two with en-suites
- Fitted wardrobes
- Three reception rooms
- Brand new condensing boiler installed earlier this year
- Hive thermostatic controls
- Power showers to the main bathroom and en-suite
- Popular residential location
- South facing landscaped established rear garden
- Picturesque views of the Northern Valley Country Park
- Energy Rating-C



## Location

The area known as Lang Farm was built on the outskirts of the market town of Daventry. Lang Farm is situated about a mile and a half north of the town centre, close to the open countryside and with easy access to local walks, The Grand Union Canal and Drayton Reservoir where you will find a well-established sailing club. Just a short walk away, is a small shopping area offering a Chemist, Supermarket, Dentist, Doctors, Public House and Daventry Country Park.



## Ground Floor

A generous hall with stairs rising to the first floor and doors leading to the ground floor accommodation including an understairs storage cupboard, useful walk-in storage cupboard and spacious cloakroom fitted with a wash hand basin and WC which could easily be converted to a downstairs shower room if required. Adjacent is a study with fitted desk which offers versatility making an ideal playroom or downstairs bedroom. The sitting room overlooks both the front and rear aspects with picturesque views across the neighbouring Northern Valley Country Park from the front with the focal point of the room being a remotely controlled Stovax gas log effect fire inset into the chimney breast over a slate hearth. French doors with glazed panels either side open to the landscaped rear garden. There is a separate dining room which also overlooks the rear garden. The kitchen/breakfast room is fitted with white tiled flooring which complements the shaker style wall and base kitchen cabinets, display cabinets and drawers with worktops over. There is a breakfast bar with shelving and space for a dining table. Integrated appliances include a gas hob with extractor fan over, fridge, freezer, washing machine combination oven and grill. The utility room is accessed from the kitchen and features complementing flooring to the kitchen along with a further kitchen base cabinets along with a door which provides access to the side elevation.

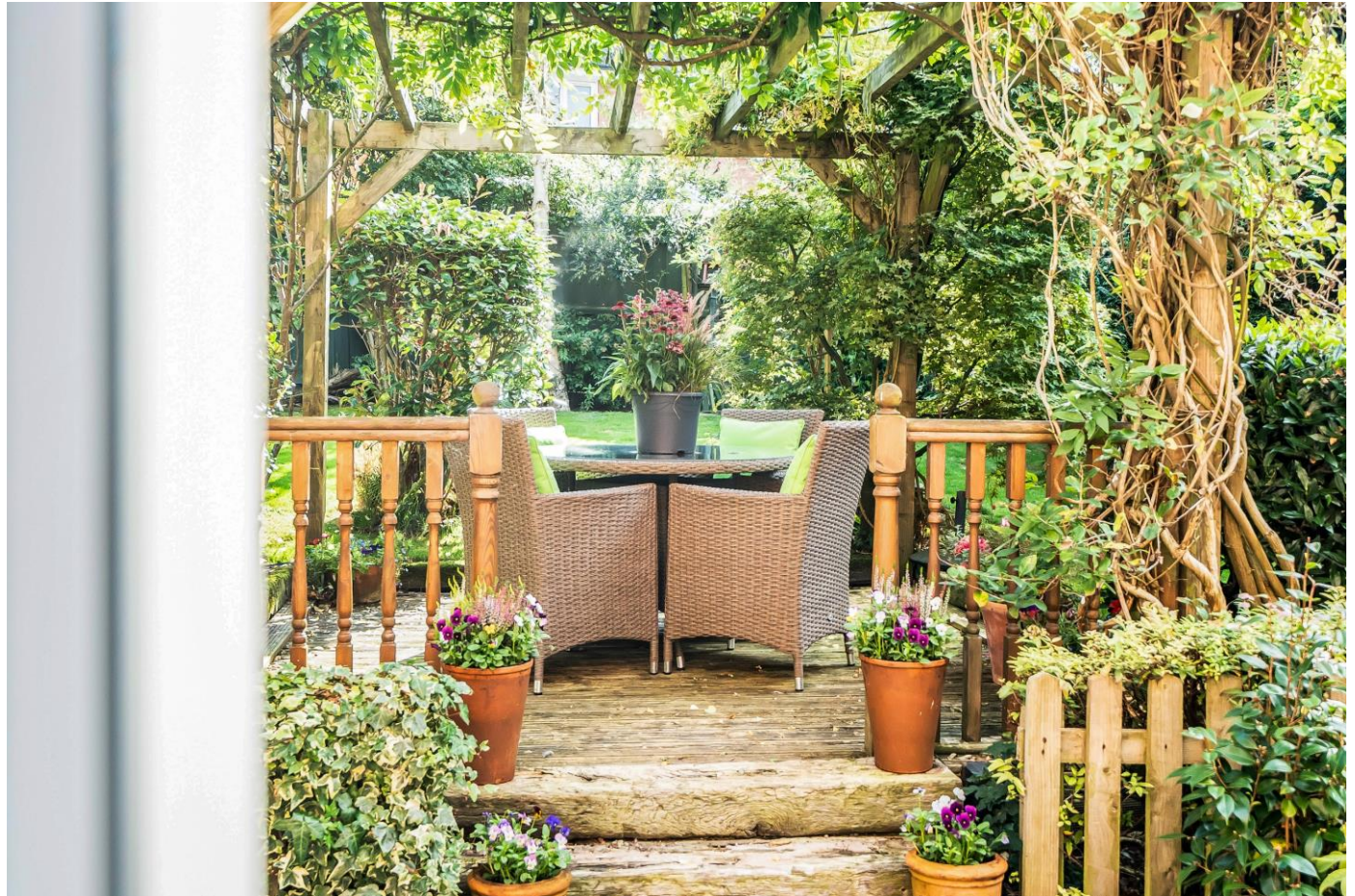


## First Floor

A spacious galleried landing has doors leading to four double bedrooms and the family bathroom. The principal bedroom overlooks the rear aspect and the attractive landscaped garden and features fitted wardrobes and an attached ensuite fitted with a bath, WC, pedestal wash hand basin and vinyl effect flooring with Porcelanosa tiling to the splashback areas. Bedroom two also benefits from an en-suite and is currently being used by the owners as their principal bedroom. This room overlooks the front aspect and has dual aspect windows and fitted wardrobes to one wall. The en-suite is fitted with vinyl tiled flooring and is part tiled to the walls around the splashback areas of the pedestal wash hand basin and WC with the shower enclosure being fully tiled and fitted with a rainforest power shower and separate handheld shower attachment. There are two further double bedrooms one of which has fitted wardrobes with bedroom four having a fitted cupboard and currently being used as an office. The family bathroom is fitted with vinyl flooring, a chrome and glass shower enclosure with rainforest shower and separate handheld shower, WC and wash hand basin.

## Outside

To the front of the property there is a spacious block paved drive with parking for vehicles in front of the two electrically operated garages. The low maintenance front garden has a small lawned area edged with box hedging and makes an ideal place to sit enjoy the parkland views beyond. A side gate leads to the rear garden where a paved pathway leads to the door to the garage and around to the rear garden where the paved area extends to a patio. The south facing rear garden is mainly laid to lawn with sleeper edges. There are numerous established plants and trees with the focal point of the garden being a raised decked area with balustrade and pergola with climbing plants over including established wisteria and honeysuckle.



## Viewing

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

## Fixtures and Fittings

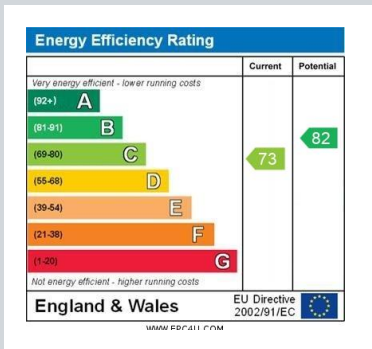
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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, gas and drainage services.

## Local Authority

West Northamptonshire Council Tel:0300-126700  
Council Tax Band – F



## Acre Close, Daventry, NN11

Approximate Area = 1768 sq ft / 164.2 sq m

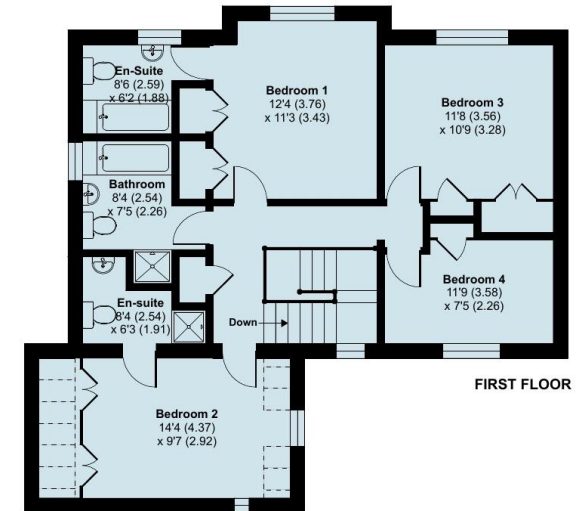
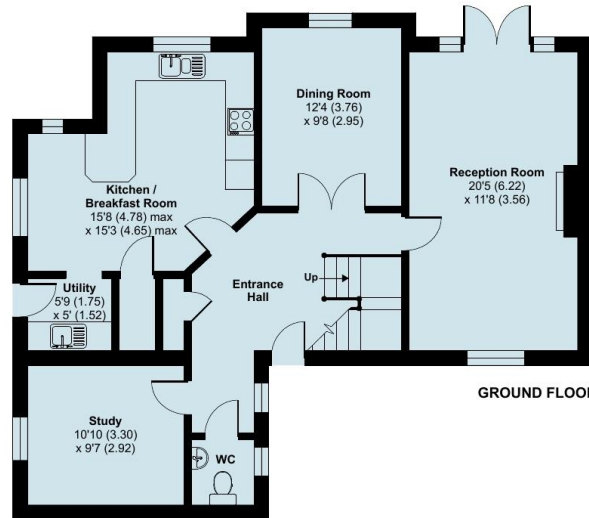
Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 1804 sq ft / 167.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1183993

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