



25 Marigold Way, Daventry, Northamptonshire, NN11 4GQ

HOWKINS &  
HARRISON



25 Marigold Way, Daventry,  
Northamptonshire, NN11 4GQ

Guide Price: £460,000

A spacious and beautifully presented four bedroom detached family home occupying a prominent corner plot, built six years ago by Avant Homes to a very high standard and benefitting from off road parking leading to a detached garage, low maintenance rear garden and situated within walking distance of local schooling, amenities and Daventry town centre.

### Features

- Detached family home situated on a corner plot
- Impressive modern kitchen/diner with bi-fold doors
- Sitting room with dual aspect windows
- Four bedrooms with en-suite to master bedroom
- Family bathroom
- Downstairs cloakroom
- Driveway parking for 3 vehicles and detached garage
- Four years NHBC warranty
- Close to local amenities
- 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. 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 accommodation is entered through a modern Upvc composite door into the hall where quality Amtico wood effect flooring continues into the kitchen/dining room, cupboards and stairs that rise to the first floor accommodation as well as the dual aspect sitting room and cloakroom with WC and wash basin. The modern kitchen/diner has been completed to a high specification, acting as the main hub of the home for day-to-day family living, with a range of floor standing and wall mounted units, matching island and work surfaces incorporating 1.5 stainless steel sink with instant hot water tap, integrated fridge/freezer with anti-frost drawers, integrated dishwasher and induction hob with extractor over. The kitchen/diner also includes storage cupboards with space and plumbing for a washing machine and bi-fold doors lead out to the rear garden.

## First Floor

The first floor landing has an airing cupboard and doors off to all rooms, the master bedroom enjoys built-in wardrobes and a tiled en-suite shower room, complete with WC and wash basin. There are three further bedrooms and family bathroom comprising of shower over bath, WC and wash basin.







## Outside

The front of the property has a paved patio walkway to the front door, bordered with shrubs and laid gravel, following round to the tandem block paved driveway allowing parking for up to 3 vehicles, leading to the single detached garage and side gated access to the garden.

The low maintenance rear garden is mainly laid to lawn, with a composite decking seating area, Upvc door access to the insulated garage, all enclosed by a brick wall and fencing.



## Viewing

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

## Fixtures and Fittings

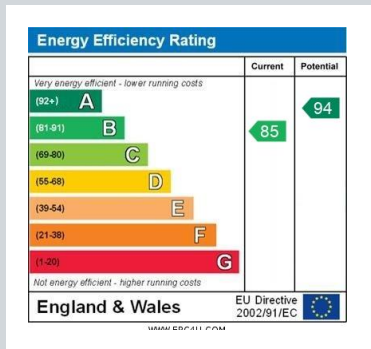
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – E



## Howkins & Harrison

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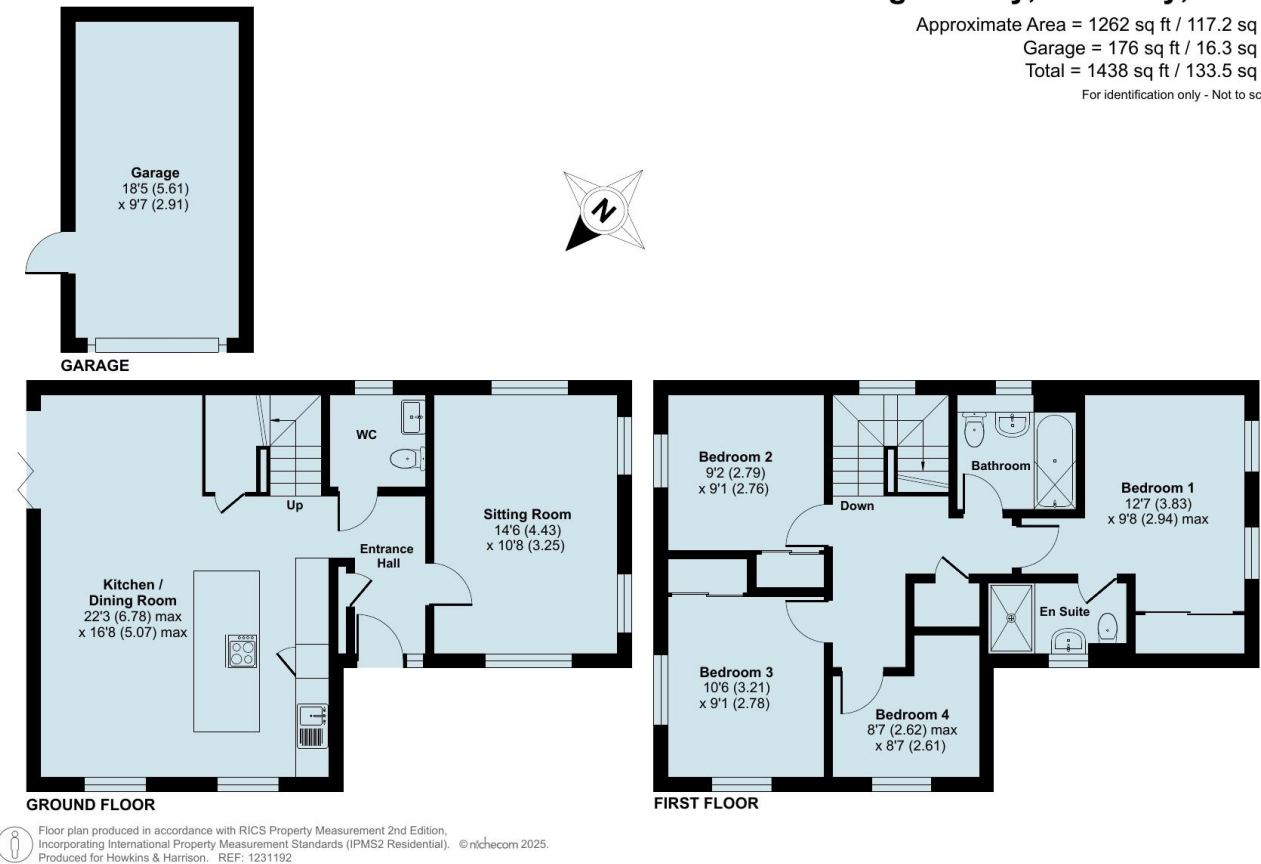
## Marigold Way, Daventry, NN11

Approximate Area = 1262 sq ft / 117.2 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1438 sq ft / 133.5 sq m

For identification only - Not to scale



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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