



55 Sunningdale Drive, Daventry, Northamptonshire, NN11 4NZ

HOWKINS &
HARRISON

55 Sunningdale Drive, Daventry,
Northamptonshire, NN11 4NZ

Offers In Excess Of: £294,000

A well presented four bedroom semi-detached family home with driveway parking, offering generously proportioned family living and attractive low maintenance garden with views over the golf green, situated close to many local amenities including Daventry Country Park, schooling and shops.

Features

- Four bedroom semi-detached home
- Open plan kitchen/diner
- Sitting room
- Family bathroom
- Low maintenance rear garden
- Offroad parking for 2-3 vehicles
- Close to local amenities
- EPC Rating - D



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 Upvc door into the porch with a further door into the sitting room, laid with Karndean wood effect flooring that follows through to the kitchen and stairs rising to the first floor accommodation. The large open plan kitchen/diner has a range of modern gloss wall mounted and floor standing units, with butchers block worktop incorporating composite sink, space for gas range cooker with extractor over, integrated dishwasher, integrated fridge and freezer, space and plumbing for washing machine and dryer, featuring matching kitchen island and dining space with two French Upvc doors overlooking the rear garden.

First Floor

The first floor landing leads to all principal rooms, serving four bedrooms and family bathroom suite with shower over bath, WC and wash basin.

Outside

The front of the property consists of a block paved driveway allowing parking for 2-3 vehicles, with thoughtfully planted shrubs/trees. The low maintenance rear garden is primarily laid with Indian sandstone, with artificial grass and raised beds stocked with established shrubs, enclosed by fence panelling overlooking the golf green.

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.

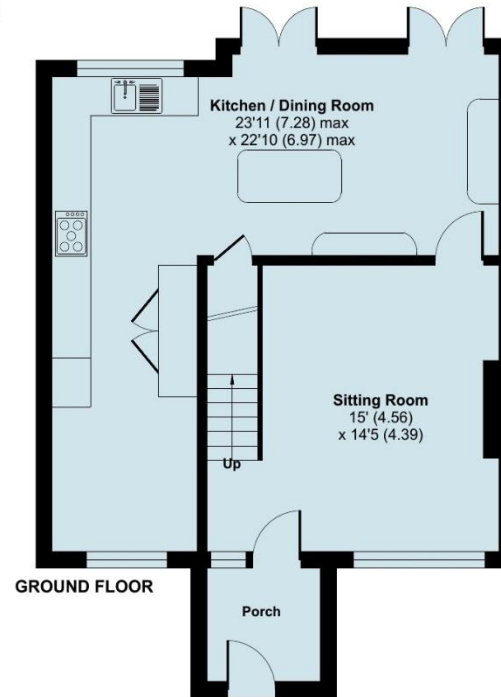
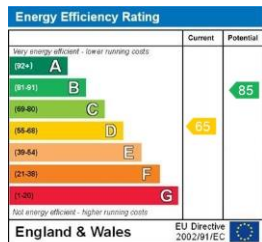
Services

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

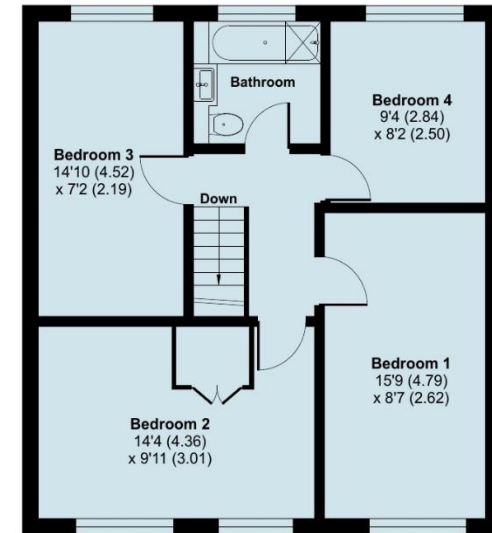


GROUND FLOOR

Sunningdale Drive, Daventry, NN11

Approximate Area = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1247701

Howkins & Harrison

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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.