



36 Franklin Way, Ashby Fields, Daventry, Northamptonshire, NN11 0TH

HOWKINS &
HARRISON

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Daventry, Northamptonshire,
NN11 0TH

Guide Price: £425,000

A beautifully presented detached family home offering generous and versatile living accommodation across three floors. Located in the popular Ashby Fields development, it is within easy reach of local amenities, including Daventry Country Park and nearby schools. In brief, the property comprises five bedrooms, two en-suites, a family bathroom, kitchen, dining room, sitting room, utility room, conservatory and downstairs cloakroom. Additional benefits include off-road parking for multiple vehicles.

Features

- Detached family home
- Five bedrooms
- Two en-suites and a family bathroom
- Two reception rooms
- Fitted kitchen and utility room
- Conservatory
- Driveway parking and integral garage
- Close to local amenities
- EPC Rating - C



Location

This property is located on Ashby Fields and has local facilities just a few minutes' walk away to include Ashby Fields Primary School, Tesco Express supermarket, a Dental Surgery, a Doctor's Surgery, Leap Frog Nursery, Pharmacist, Fish and Chip Shop and the Queen of Hearts Public House.

In addition to these facilities Daventry Country Park is just a 5-minute walk away and offers attractive country walks as well as a children's play area and reservoir side cafe. Walking to the town centre of Daventry is also only approximately a 15-minute walk away.



Ground Floor

The property is entered through a UPVC door stepping into the entrance hallway, with stairs rising to the first-floor accommodation and doors off to all principal rooms including the downstairs cloakroom. To the front of the home, the spacious and comfortable sitting room features a central fireplace with marble hearth and surround, bay window overlooking the front aspect, laid with wood effect flooring. Double doors open into the dining room, with sliding patio doors into a light filled conservatory, ideal for year-round use with French doors to the rear garden.

The fitted kitchen is well-appointed with beech-effect units, with work surfaces incorporating composite sink with drainer, integrated appliances such as gas hob and double oven, space and plumbing for dishwasher and under counter fridge and freezer. An archway with sliding door leads into the utility room which has been extended into part of the original garage for extra space and practicality, with matching units, space and plumbing for washing machine and dishwasher, and UPVC door to side access. The remaining integral garage space can be accessed from the entrance hall and is fitted with light and power.

First Floor

The first floor offers four well-proportioned bedrooms, with the master bedroom enjoying fitted wardrobes and refitted en-suite with walk-in double shower, WC and wash basin. A smart family bathroom has also been updated with shower over bath, WC and wash basin, featuring a matching panelled finish.



Second Floor

The standout feature is the fifth bedroom, occupying the top floor, with dual aspect windows offering fantastic views. This room benefits from built-in storage, fitted bedside units, and its own modern en-suite shower room.

Outside

To the front, the property offers block-paved off-road parking and access to a useful storage area (formerly part of the garage), with power and lighting.

A timber side gate leads to the beautifully maintained private rear garden, laid out with patio, lawn, decking and gravelled areas, plus hard standing for a shed – all enclosed by timber fencing.



Viewing

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

Fixtures and Fittings

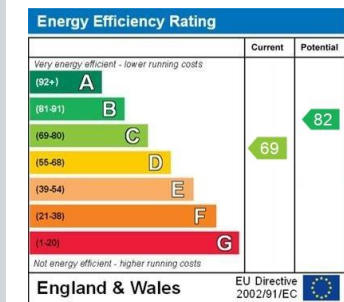
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



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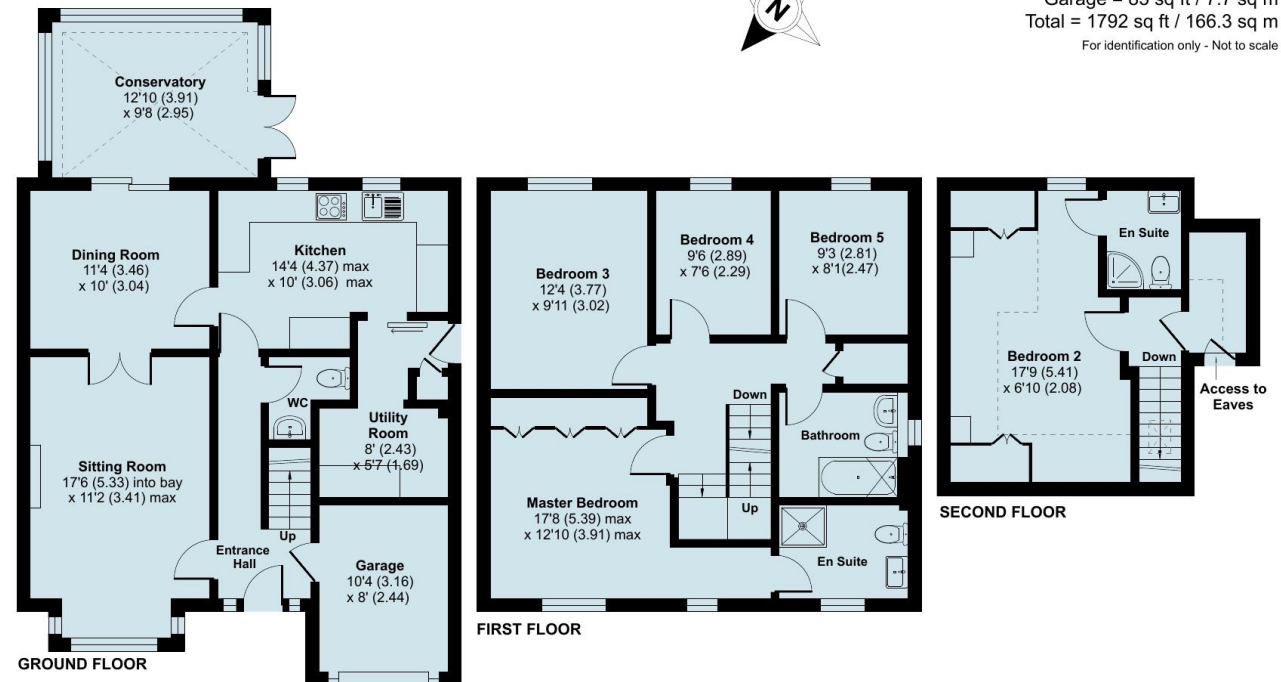
Approximate Area = 1594 sq ft / 148 sq m

Limited Use Area(s) = 115 sq ft / 10.6 sq m

Garage = 83 sq ft / 7.7 sq m

Total = 1792 sq ft / 166.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1290567

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