



3 Brooklands Close, Daventry, Northamptonshire, NN11 4AT

HOWKINS &
HARRISON

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Northamptonshire, NN11 4AT

Guide Price: £300,000

Available exclusively to cash buyers, this substantial detached dormer bungalow presents an exciting opportunity for those seeking a spacious and versatile home with plenty of potential. In need of a refurbishment programme, the property offers generous living accommodation, including a large, light-filled sitting room, a separate dining room, a well-proportioned kitchen, a downstairs bedroom with en-suite, and three further good-sized bedrooms served by a family bathroom. Outside, a private driveway provides ample parking for multiple vehicles, leading to a single garage, while the good-sized garden offers a fantastic space to create your perfect outdoor retreat. This is a superb chance to transform a property with great bones into your dream home!



Features

- Detached dormer bungalow
- In need of refurbishment
- Four bedrooms
- Versatile ground floor living
- En-suite and family bathroom
- Spacious lounge
- Separate dining room
- Kitchen
- Front and rear gardens
- Driveway and single garage

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 property opens with a useful porch leading into the entrance hallway, with stairs rising to the first floor. On the ground floor, there is a flexible bedroom with its own en-suite shower room, ideal for guests, a home office, or multi-generational living. The spacious sitting room enjoys a pleasant front aspect and features a stone fireplace as a central focal point. From here, you move through to a separate dining room with a large window overlooking the garden and direct access outside. The kitchen also benefits from garden views, a practical store cupboard, and side door access.

First Floor

Upstairs, there are three well-sized bedrooms, with built-in wardrobes to bedroom one and additional eaves storage in bedrooms one and three. A family bathroom serves this level.

Outside

The property offers a good-sized driveway with space for multiple vehicles and a single garage. A paved path leads to the front door and continues to side access, with mature trees and hedging providing privacy. At the rear, there's a spacious, fully enclosed garden.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](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

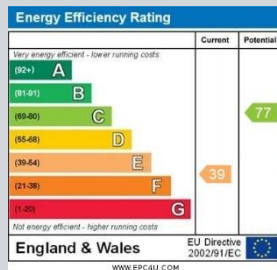
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council-Tel:0300-126700
Council Tax Band-D

Agents Note

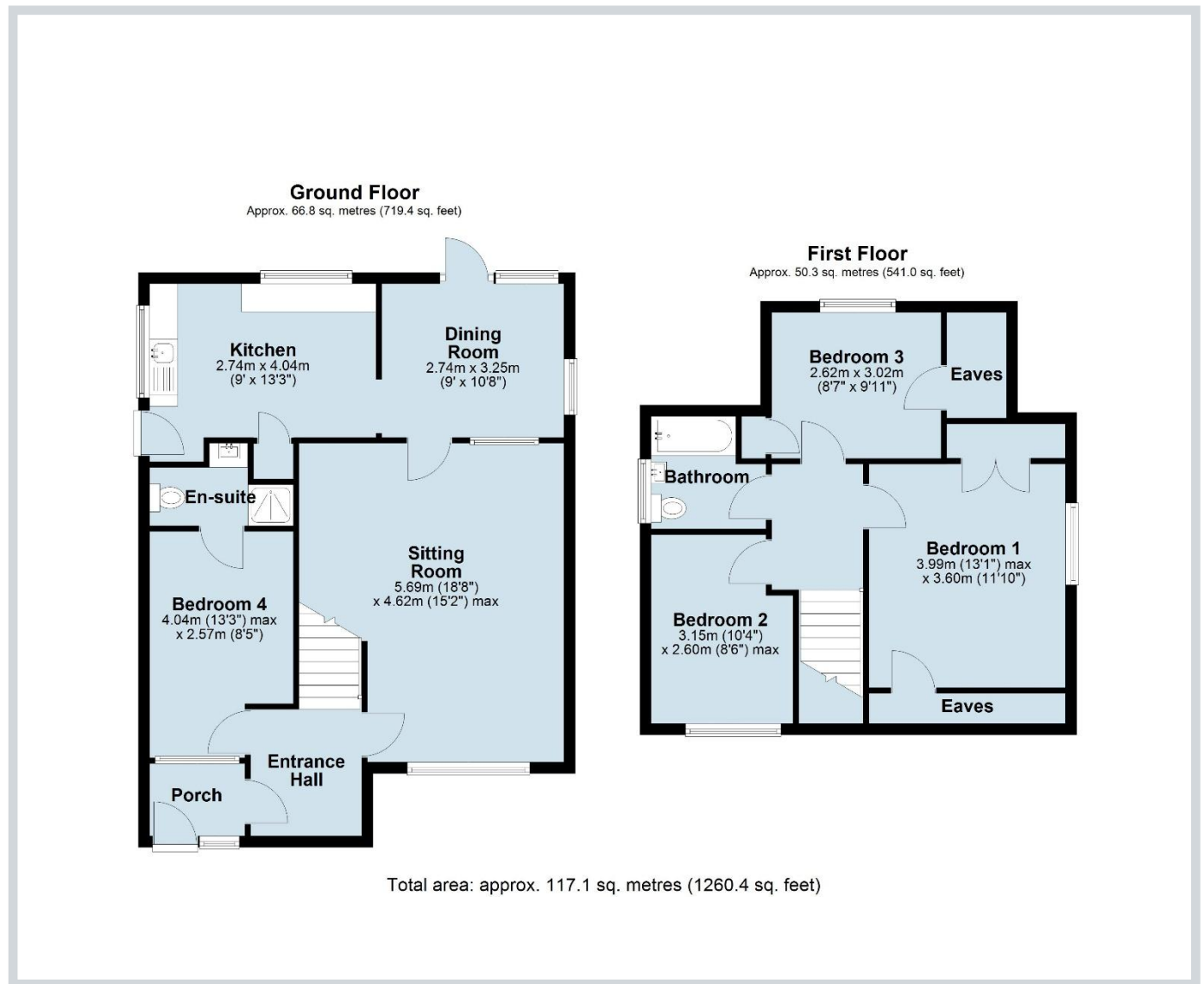
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



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.



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