



25 St. Anthony's Close, Stefan Hill, Daventry, Northamptonshire, NN11 4UF

HOWKINS &
HARRISON

25 St. Anthony's Close, Stefan Hill,
Daventry, Northamptonshire,
NN11 4UF

Guide Price: £280,000

Sold with no onward chain, this well-presented detached family home is located at the end of a quiet cul-de-sac, occupying an elevated and prominent position with tree-lined views over open parkland. The accommodation includes two reception rooms, a fitted kitchen, three bedrooms, a family bathroom and downstairs cloakroom. Outside, there is a landscaped garden, driveway parking and a single garage. The property is conveniently located close to local amenities.

Features

- Detached family home
- Cul-de-sac position
- Three bedrooms
- Family bathroom and downstairs WC
- Sitting room with separate dining
- Fitted kitchen
- Tiered landscaped garden
- Garage and parking
- 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 property is entered through a composite UPVC front door, stepping into the entrance hall providing access to the cloakroom and sitting room. Following through to the separate dining room, with stairs rising to the first floor accommodation with handy understairs storage, UPVC door to the garden, before continuing through to the kitchen. The fitted kitchen comes with a range of base and wall shaker style units, with work surfaces incorporating a stainless steel butler sink, integrated electric oven, microwave, and gas hob with extractor over, and space for a freestanding fridge/freezer.



First Floor

The landing provides access to all principal rooms and includes an additional storage cupboard housing the water cylinder. The property features two double bedrooms, with bedroom one benefiting from fitted built-in wardrobes, as well as a third single bedroom. The family bathroom has been recently updated and comprises a standing shower, WC, and wash basin.

Outside

The property features a single driveway leading to a garage with an up-and-over door, along with gated side access on both sides of the house and steps rising to the front entrance. The rear, tiered garden is beautifully maintained and includes a patio pathway that follows the boundary of the property, providing access to both the side gates and a side door into the garage. The garage benefits from a pitched roof offering additional storage and is equipped with light, power, and water, currently accommodating the washing machine. Steps ascend to a neatly laid lawn and continue to the upper tier of the garden, which includes a decorative gravelled seating area surrounded by raised borders planted with established shrubs and greenery. The entire garden is enclosed by panel fencing, ensuring privacy and a well-kept finish.

Agents Note

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

Viewing

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

Fixtures and Fittings

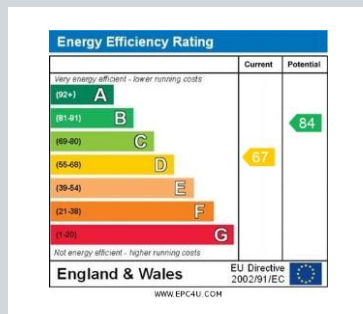
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-C

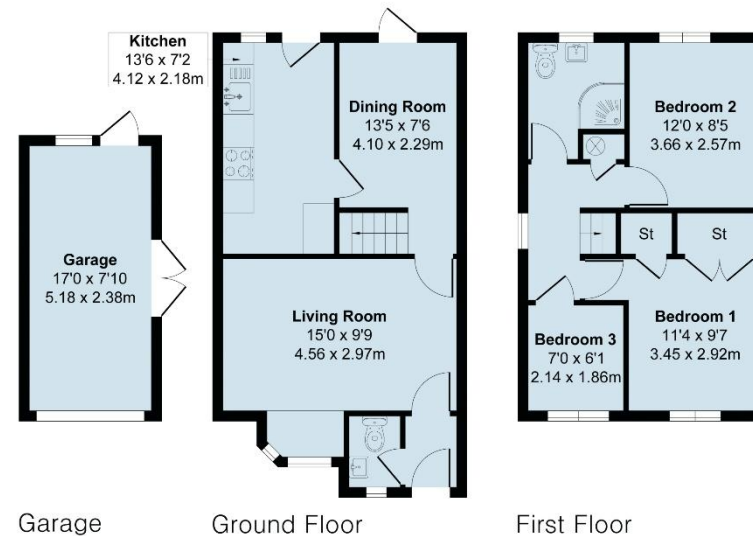


Approximate Gross Internal Area 755 sq ft - 70 sq m (Excluding Garage)

Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 353 sq ft – 33 sq m

Garage Area 133 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.