



4 The Maples, Daventry, Northamptonshire, NN11 4BY

HOWKINS &
HARRISON

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Offers In Excess Of: £425,000

An individual and well presented five/six bedroom detached property tucked away just off the London road and next to parkland. There is a double garage and a South facing rear garden.

The present owners have carried out a two-storey extension with the property now offering versatile living space for a large family, but with also opportunity for creation of an annexe.

The ground floor contains a spacious bedroom with en-suite, together with utility room and garaging. On the first floor is a spacious lounge/diner, with doors to the garden. There is a refitted stylish kitchen and refitted cloak room with WC and washbasin. This floor also contains the master bedroom with en-suite together with three/four further bedrooms and refitted family bathroom.

Outside is paved parking standing in front of the garage and to the rear a South Facing, sunny and private garden with sun terrace.

Features

- Individual detached family home
- Five/Six bedrooms two of which with en-suites
- Lounge/diner and refitted kitchen
- Refitted bathroom and cloak room
- New boiler fitted in 2020
- Double lagged Loft
- UPVC double glazing, gas radiator heating
- Double garage and plentiful off road parking
- South facing, sunny and private rear garden
- Close to local amenities and Schools



Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. 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

A door to the side of the property leads to a hall. Stairs rise to the first floor and a door leads to a spacious double bedroom with en-suite wet room. On the other side of the house is a utility room with connecting door to the garage and store and a second set of stairs leading to first floor.

First Floor

An internal corridor provides access to all first floor rooms including a spacious open plan lounge diner. The dining area has a window overlooking the rear garden and a brick edged arch leads to the lounge with attractive fireplace and glazed doors leading out into the garden. The superb refitted kitchen is fitted in range of modern cabinets with laminate work surface and stainless steel sink. Appliances include a range cooker, tall larder fridge and integrated dishwasher. The units include larder cupboards and there is a door leading the garden. Adjacent to the kitchen is a refitted cloakroom with WC and wash basin. The master bedroom has windows to the front, a wardrobe recess and en-suite with WC, washbasin and panel bath. There are four further bedrooms, one of which could be study and is next door to the lounge. The family bathroom has been refitted with WC, wash basin and panel bath.

Outside

To the front is paved parking for numerous vehicles in front of the double garage. A path and steps lead to one side of the property rising into the rear garden. The sunny, South facing and private rear garden features a full width sun terrace with retaining wall. The remainder of the garden is laid to lawn with planted borders.

Viewing

Strictly by prior appointment via the selling agents. Contact 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

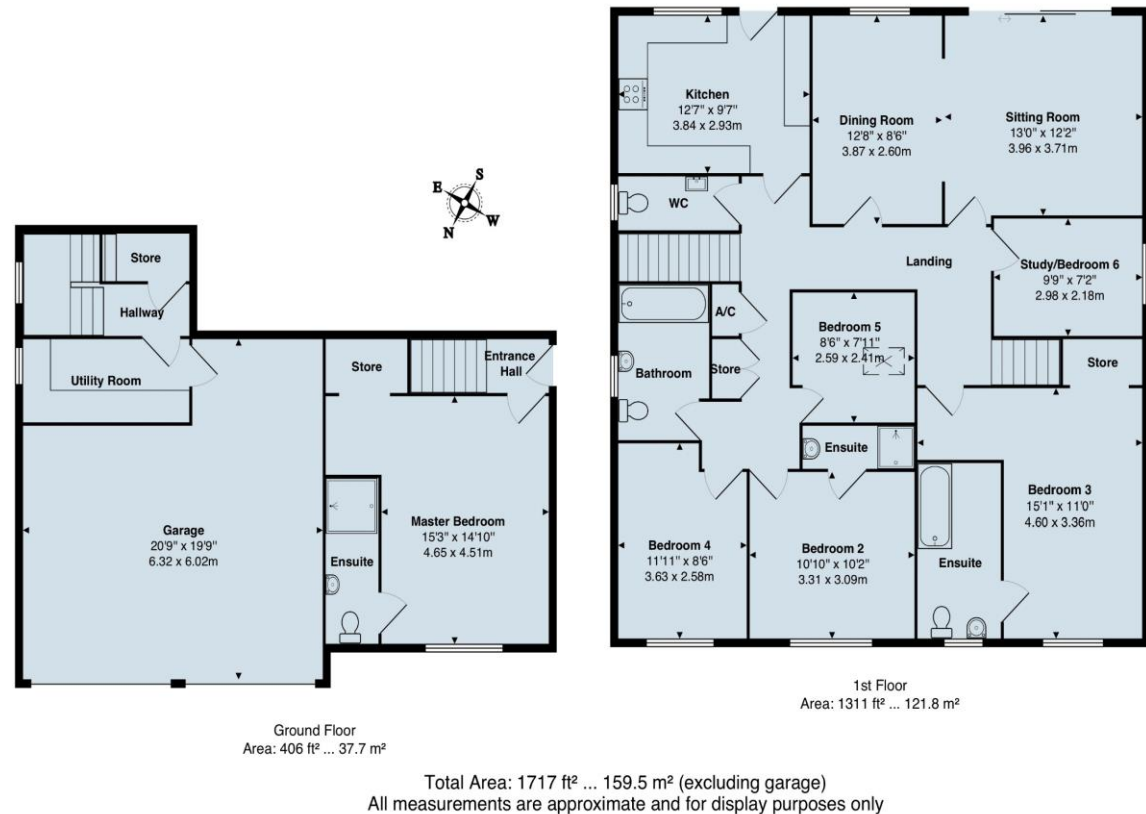
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Daventry District Council Tel: 01327 871100

Council Tax Band – E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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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