



8 St. Edmunds Close, Daventry, Northamptonshire, NN11 4UE

HOWKINS &  
HARRISON

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Northamptonshire, NN11 4UE

Guide Price: £425,000

Located at the end of cul-de-sac, this four bedroomed detached family home is positioned on a good sized plot with two driveways allowing ample off road parking and a detached garage. The property enjoys three reception rooms alongside a kitchen/breakfast room with utility and store as part of the former garage. There are four bedrooms and en-suite and family bathroom. An early viewing is highly recommended to appreciate the position and size of this property.

### Features

- A four bedroom detached family home
- Three reception rooms
- Kitchen/breakfast room and utility
- Four bedrooms with the primary offering an en-suite
- Family bathroom
- Good sized rear garden
- Front garden with driveway
- Further driveway leading to a detached garage
- EPC Rating - C



## Location

Nestled on the western edge of Daventry, Stefan Hill is a well-established and sought-after residential area offering a peaceful suburban lifestyle just moments from the town centre. The neighbourhood is known for its friendly community feel, tree-lined streets, and a wide variety of well-presented homes ranging from spacious detached and semi-detached houses to attractive modern terraces — ideal for families, first-time buyers, and downsizers alike.

Stefan Hill enjoys an enviable position within easy reach of Daventry town centre, offering a comprehensive range of shops, cafés, supermarkets, and leisure facilities. Local convenience stores, a medical practice, and a choice of takeaways are all within walking distance, while the Stefan Hill Sports Ground and surrounding green areas provide outdoor recreation on the doorstep. Commuters benefit from easy access to the A45, A5, and M1 motorway network, placing Northampton, Rugby, and Coventry all within comfortable reach. The nearest mainline station at Long Buckby (around 4 miles away) provides regular services to London Euston and Birmingham New Street.

## Agents Note

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



## Ground Floor

Entrance is via a double-glazed door into a welcoming hallway, with stairs leading to the first floor. An understairs storage cupboard. A panelled doors provide access to the sitting room and the downstairs cloakroom. The cloakroom comprises a two-piece suite with wash hand basin and low-level WC, tiled walls, and a window to the front.

The sitting room features a window to the front, radiator, gas fire with decorative surround, wall light points, and a square arch opening into the dining room. The dining room benefits from double-glazed patio doors providing access to the rear garden, a radiator, and an additional window to the side. Panelled doors lead from the dining room to both the kitchen and the study. The study offers dual-aspect windows to the side and rear and provides ample space for office furniture. This room could also be used as a playroom.

The kitchen/breakfast room has two windows overlooking the rear garden and is fitted with a range of wall, base, and drawer units with roll-top work surfaces. There is a one-and-a-half bowl stainless steel sink, plumbing for a dishwasher, space for an under-counter fridge, a built-in eye-level double oven, and an electric hob with extractor over. A double-glazed door leads to the side of the property, and a panelled door opens into the utility room. The utility room includes plumbing for a washing machine, space for a tumble dryer and additional white goods, roll-top work surfaces, and a wall-mounted gas boiler. A door leads into a further room currently used as a storeroom, which has a double-glazed window to the front. This room was formerly the garage and offers potential for conversion into additional living accommodation, subject to any necessary consents.



## First Floor

A split-level landing opens on one side into a study or play area, featuring a window to the front, radiator, and built-in cupboard, two loft access points. A panelled door from this area leads to Bedroom Four, which has a double-glazed window overlooking the rear garden and woodland beyond.

The opposite side of the landing provides access via panelled doors to the primary bedroom, enjoying a window with views over the rear garden and woodland. The room benefits from a range of fitted wardrobes, drawers, cupboards, and open display shelving, along with a panelled door leading to the en-suite shower room. The en-suite is fully tiled and fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a shower cubicle with Triton power shower.

Bedroom Two and Bedroom Three both feature windows overlooking the front of the property. The family bathroom is fully tiled and fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with chrome shower mixer taps and a glass side screen.

## Outside

The rear garden is enclosed by timber fencing and enjoys a desirable south-facing aspect. A paved patio area runs adjacent to the property, beyond which a low-level brick wall leads to a garden that is mainly laid to lawn. There is a grey slate stone display area, two timber sheds, and pedestrian side access via a timber gate.

To the front, the property benefits from a generous frontage with a block-paved driveway leading to a detached garage, which is fitted with an up-and-over door and has power and lighting connected. In addition, there is a further tarmac driveway to the front of the property providing off-road parking for approximately three to four vehicles, along with a lawned area to the side.



## Viewing

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

## Fixtures and Fittings

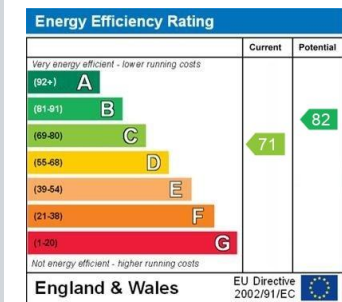
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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-D



## Approximate Gross Internal Area 1605 sq ft - 149 sq m (Excluding Garage)

Ground Floor Area 913 sq ft – 85 sq m

First Floor Area 692 sq ft – 64 sq m

Garage Area 173 sq ft – 16 sq m



PINK PLAN

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 316800  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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