



7, Amundsen Close Daventry, NN11 0TJ

HOWKINS &
HARRISON

7, Amundsen Close Daventry,
NN11 0TJ

Guide price: £386,000

A beautifully presented and versatile four-bedroom home situated in the popular Ashby Fields area of Daventry. The property offers contemporary accommodation arranged over two floors, featuring a stylish kitchen/dining room, orangery and sitting room, all designed to provide an excellent space for both everyday living and entertaining. Further benefits include a ground-floor double bedroom with en-suite, a spacious first-floor principal suite with en-suite, a landscaped rear garden, driveway parking for two vehicles and a range of modern features throughout.



Features

- Four-bedroom family home
- Spacious kitchen/dining room with peninsula island
- Orangery with underfloor heating
- Separate sitting room with media wall
- Ground-floor double bedroom with en-suite
- Principal bedroom with fitted wardrobes and en-suite
- Air conditioning and ceiling fan to principal bedroom
- Landscaped front and rear gardens
- Composite decking and paved seating areas
- Driveway parking for two vehicles



Location

Ashby Fields is a popular residential area on the outskirts of Daventry, offering a convenient setting for families and commuters alike. The area benefits from a range of local amenities, including shops, schools, green spaces and recreational facilities, while Daventry town centre provides a wider choice of supermarkets, independent shops, cafés, restaurants and leisure facilities.

There is a selection of educational facilities in and around Daventry, including Ashby Fields Primary School and secondary provision at The Parker E-ACT Academy, with other schools available in the surrounding area, subject to catchment areas and admissions criteria.

For commuters, Daventry benefits from access to the A45 and A425, with connections to the M1 and M40 motorway networks providing routes towards Northampton, Rugby, Coventry and Birmingham. Mainline railway services are available from nearby Long Buckby and Rugby, offering connections to London and other major destinations. The location combines the convenience of a well-established residential development with access to the surrounding countryside and wider transport network.



Ground Floor

The property is entered via a grey composite partially glazed front door into a light and welcoming hallway, with doors leading to the sitting room, kitchen/dining room and downstairs cloakroom. Stairs rise to the first floor, featuring an attractive glass and chrome balustrade. At the heart of the home is the impressive open-plan kitchen/dining area, which connects to the orangery and benefits from underfloor heating. The modern kitchen is fitted with a range of white gloss wall and base units, complemented by a peninsula island and integrated appliances, including a dishwasher, fridge freezer, double oven, gas hob and extractor fan. Dual-aspect windows to the side and rear provide plenty of natural light, while double doors open into the sitting room, allowing the spaces to be combined to create an excellent area for entertaining.

The sitting room features a bay window overlooking the front and a recently updated media wall incorporating shelving and useful storage. The orangery provides an additional reception space, with doors opening directly onto the paved rear seating area and access to a separate utility room to the rear.

A particularly useful feature is the former garage, which has been converted to provide a spacious ground-floor double bedroom with its own en-suite shower room. The en-suite comprises a shower enclosure with sliding glass doors, wash hand basin, WC, tiled walls and flooring, and a heated towel rail, making this an ideal space for guests, extended family or those requiring ground-floor accommodation.



First Floor

The stylish glass and chrome staircase, complemented by feature level lighting, leads to the first-floor landing, where doors provide access to three bedrooms, the family bathroom and an airing cupboard.

The principal bedroom is an impressive suite, enjoying two front-facing windows, fitted double wardrobes and the added benefits of an air conditioning unit and ceiling fan. The modern monochrome en-suite features a large walk-in shower with smoked glass screen, a storage unit with inset wash hand basin, WC and a front-facing window.

The second double bedroom overlooks the rear garden and benefits from fitted wardrobes and a vanity unit, while the third bedroom is a good-sized single room with fitted wardrobes, currently utilised as a home office.

Completing the first floor is the striking family bathroom, featuring fully tiled walls and flooring, a double-ended bath with centrally positioned taps and shower over, a wash hand basin with storage cupboard beneath, WC and a side-facing window.

Outside

To the front, the property benefits from an attractively landscaped garden featuring a mature evergreen border, artificial lawn and a paved pathway with steps leading to the front entrance. A tarmac driveway provides off-road parking for two vehicles.

A gated side pathway leads to the recently landscaped rear garden, which offers a variety of attractive outdoor spaces. Adjacent to the orangery is a sunny paved seating area, ideal for outdoor dining and entertaining, complemented by raised planted beds and a water feature. Flagstone steps lead up to an artificial lawned area and composite decking, providing further space for relaxation and enjoying the garden.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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.

Agents Note

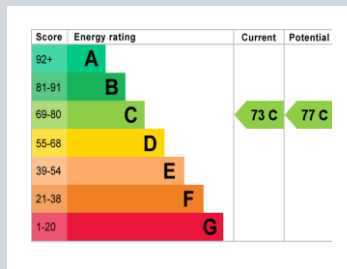
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council

Tel:0300-126700

Council Tax Band - D



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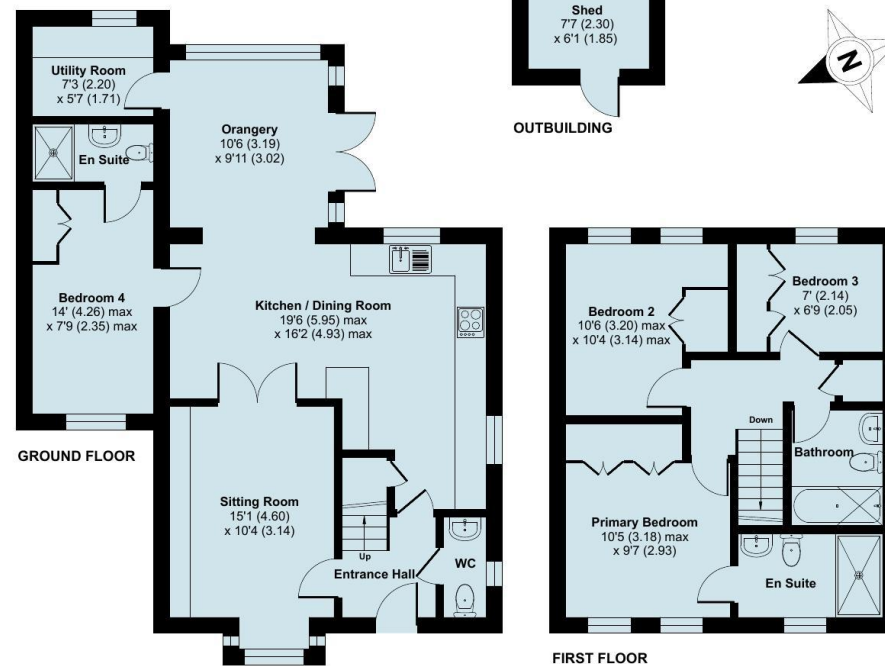
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Approximate Area = 1244 sq ft / 115.5 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1290 sq ft / 119.7 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). © nitchcom 2026. Produced for Howkins & Harrison. REF: 1536025

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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