



7 Windermere Close, Drayton, Daventry, Northamptonshire, NN11 9ED

**DEBBIE COX**  
Your personal estate agent MEMBER OF **exp** UK

**7 Windermere Close  
Drayton Village  
Daventry  
NN11 9ED**

**Guide Price: £235,000**

WA well-presented two-bedroom semi-detached bungalow situated in a cul-de-sac position in a popular residential area within the village of Drayton, Daventry.

The property benefits from gas central heating, off-road parking, carport and a single garage with a recently replaced roof. The accommodation comprises a lounge/diner, kitchen, two bedrooms, and a bathroom, offering comfortable and practical single-storey living.

## FEATURES

- 2 Bedroom Semi-Detached Bungalow
- Quiet Cul De Sac Location
- Double Glazing & Gas Central Heating
- Two Bedrooms and Bathroom
- Ample Off-Road Parking & Car Port
- Single Garage with Recently Replaced Roof
- Close to Nearby Amenities Inc Allotment & Newsagent

## VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email [debbie.cox@exp.uk.com](mailto:debbie.cox@exp.uk.com)



## GROUND FLOOR

Enter via UPVC obscure glazed door to entrance hall. Cupboard housing gas meter and providing hanging space and shelving. Wall mounted shelf unit. Access to kitchen and lounge/diner.

## KITCHEN

With double glazed window to side elevation and double glazed UPVC door leading into the carport. The kitchen is fitted with base and eye level units with spaces for appliances under. A pantry cupboard provides additional storage and a serving hatch opens into the lounge diner.

## LOUNGE DINER

A well proportioned room with a large UPVC double glazed window to the front elevation.

## INNER HALL

The inner hall provides access to the two bedrooms and bathroom. There is a cupboard providing additional storage.

## BEDROOM ONE

Double glazed window to rear elevation.

## BEDROOM TWO

Double glazed window to rear elevation.

## BATHROOM

A high level UPVC obscure double glazed window to the rear elevation. Fitted with a suite comprising panelled bath, wash hand basin with storage cupboard under and a WC. There is a heated towel rail and a cupboard houses the boiler.

## OUTSIDE

### FRONT

The front garden is mainly laid to lawn. A block paved driveway provides ample off-road parking and leads to the Carport which has gated access, and continues to the garage.

### REAR

The paved driveway continues around to the rear of the property. The remainder of the garden is laid to lawn.

## GARAGE

A single garage with metal up and over door and a personal door to the side. The roof has been replaced in February 2026 and it is light and power connected.

## LOCATION

Drayton is a popular and well-established residential area on the edge of Daventry, offering a pleasant blend of village character and modern convenience. Known for its quiet streets and welcoming community atmosphere, the area appeals to families, professionals and downsizers alike. There are nearby allotments and a local newsagent within this residential area, and a bus stop with a bus service into Daventry town.

Situated just over one mile away is Daventry town centre, a historic market town with several well-known supermarkets, plenty of cafes, public houses and independent stores. On Tuesdays and Fridays the town hosts the local market, and on the first Saturday of each month there is a bustling farmers market. There is a cinema, local leisure



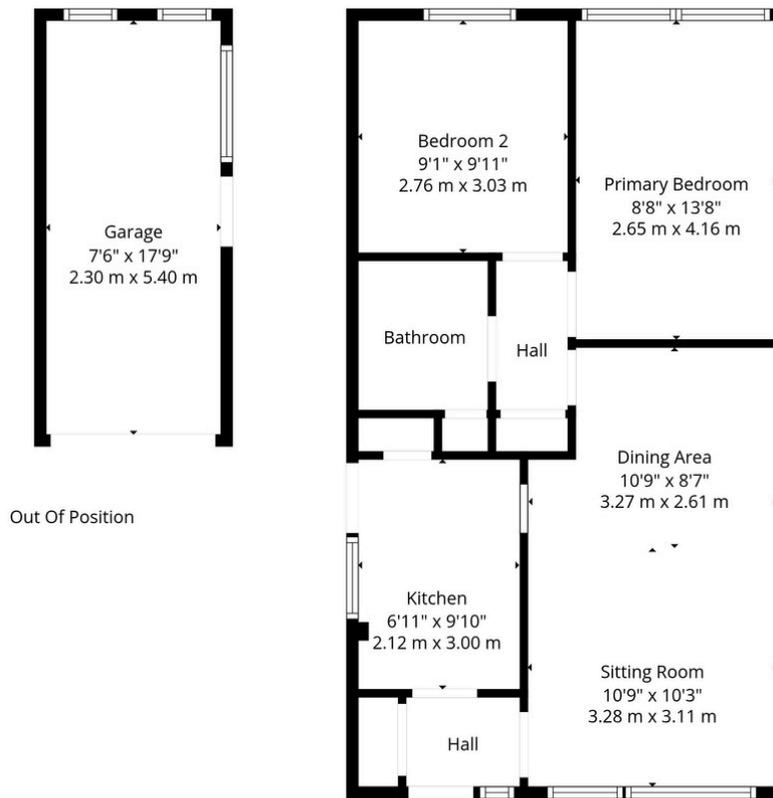
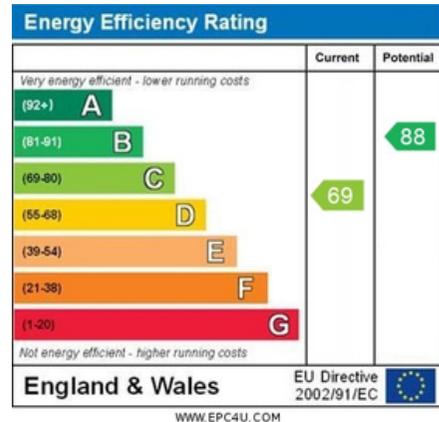
centre providing plenty of sporting activities, a town library and a small retail park. There is also a popular, well-serviced bus station in the town centre with ample bus routes to various destinations.. With good road links to surrounding towns and major routes, Drayton provides a convenient yet peaceful setting for everyday living.

### LOCAL AUTHORITY

West Northamptonshire Council.

### ENERGY CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/8401-7596-8529-6897-3313>



Out Of Position

Ground Floor

**TOTAL: 592 sq. ft, 55 m2**  
 OUT OF POSITION: 0 sq. ft, 0 m2, GROUND FLOOR: 592 sq. ft, 55 m2  
 EXCLUDED AREAS: GARAGE: 133 sq. ft, 12 m2, WALLS: 74 sq. ft, 7 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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### Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/8401-7596-8529-6897-3313>, or contact the agent for a copy in PDF format.