



64 St. Augustin Way, Daventry, Northamptonshire, NN11 4EQ

HOWKINS &  
HARRISON

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Northamptonshire, NN11 4EQ

Guide Price: £269,995

This desirable family home enjoys an elevated position with a private rear garden and the added benefit of a spacious double garage. A single-storey extension enhances the ground floor, creating generous living accommodation with a natural, easy flow. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom. Ideally located in a peaceful setting, conveniently close to local amenities and sold with no upward chain.

### Features

- No onward chain
- Semi-detached property
- Fitted kitchen
- Separate lounge and dining room
- Downstairs cloakroom
- Three bedrooms
- Good-sized gardens to front and rear
- Large double garage
- Close to local amenities
- EPC Rating - C



## 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.

## Outside

The property is approached via a gently rising pathway that leads through a large front garden which is predominantly laid to lawn. A side gate provides access from the front to the enclosed rear garden. The rear garden features a paved seating area positioned outside the kitchen and dining room, ideal for outdoor dining and relaxation. Beyond this is a lawned area complemented by established shrub and plant borders, creating a private and attractive outdoor space. The property further benefits from a double garage, accessible via a personnel door from the garden together with a private parking space accessed from a service road located to the rear of the property.



## Ground Floor

A good-sized porch welcomes you into the property, approached by two steps and accessed via a partially stained-glass UPVC door. This opens into a spacious and inviting hallway, where you will find a convenient downstairs cloakroom and stairs rising to the first floor. Double doors lead into the generous, bright and airy lounge. A large window overlooks the front garden, while a gas feature fireplace creates an attractive focal point for the room. To the rear, the dining room enjoys direct access to the garden via wide patio doors, providing an ideal space for entertaining. Adjacent to the dining room is the well-proportioned kitchen, fitted with a range of base and eye-level units, an under-counter oven with gas hob and extractor above, and space for a dishwasher and upright fridge-freezer. A useful utility cupboard is positioned under the stairs, offering space for a washing machine with dryer above. A glazed door provides access to the side of the property and garden, and an internal door leads back to the hallway.

## First Floor

The stairs rise up to a landing off which all the bedrooms are situated, a large master overlooks the front of the property benefits from a fitted wardrobe that houses the boiler. Another good-sized double overlooks the rear and a single bedroom and family bathroom with walk-in shower, hand basin with storage below and a WC.

## Viewing

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

## Fixtures and Fittings

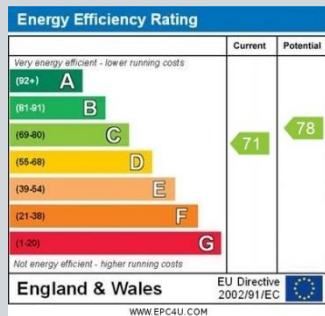
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

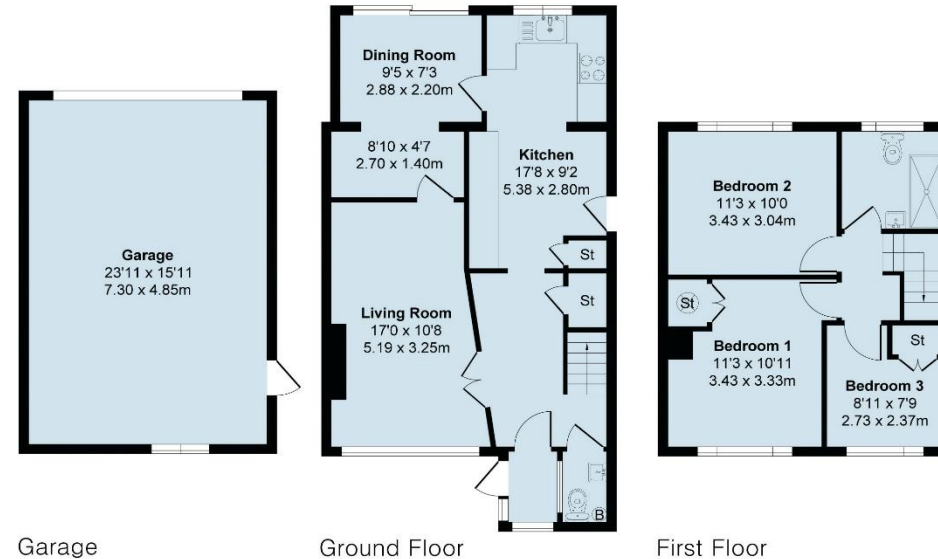


## Approximate Gross Internal Area 985 sq ft - 91 sq m (Excluding Garage)

Ground Floor Area 582 sq ft – 54 sq m

First Floor Area 403 sq ft – 37 sq m

Garage Area 381 sq ft – 35 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

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