



House - Terraced

# 11 WHITBY CLOSE, DAVENTRY, NN11 2HE

Per Month

## £1,600 Per

### FEATURES

- Daventry
- Kitchen /Dining Room
- 3 Bedrooms to 1st Floor
- Garden with Patio
- Four Bedroom, 3 Storey House
- Lounge with doors to garden
- Master Bedroom to 2nd Floor
- Parking for 2 Vehicles



# HOWKINS & HARRISON

# 4 Bedroom House - Terraced located in Daventry

Howkins & Harrison are delighted to offer for let this beautifully presented four bedroom property situated on the popular Monksmoor Park development. Viewing is highly recommended.

Finished to a high specification and built to the Filey design, this lovely home features entrance hallway, cloakroom, open plan kitchen/dining room and separate spacious living room with doors leading out to the garden. Stairs lead to the first floor which gives access to bedroom two, bedroom three with Juliet balcony, bedroom four and a modern family bathroom, with shower over bath. The entire second floor hosts the main bedroom with walk in shower en suite, and fitted wardrobes. The rear of the property is laid to lawn, with patio area, and rear access. The Filey also benefits from off road parking for two vehicles, generous storage, and gas central heating. EPC- B. Council Tax Band- D

On the development, known as a modern garden village, is a brand new school - Monksmoor Park C of E primary which currently accepts reception year along with a newly opened nursery and offers a bespoke library and an early years outside area. There are also plans to build shops, doctors surgery and a public house.

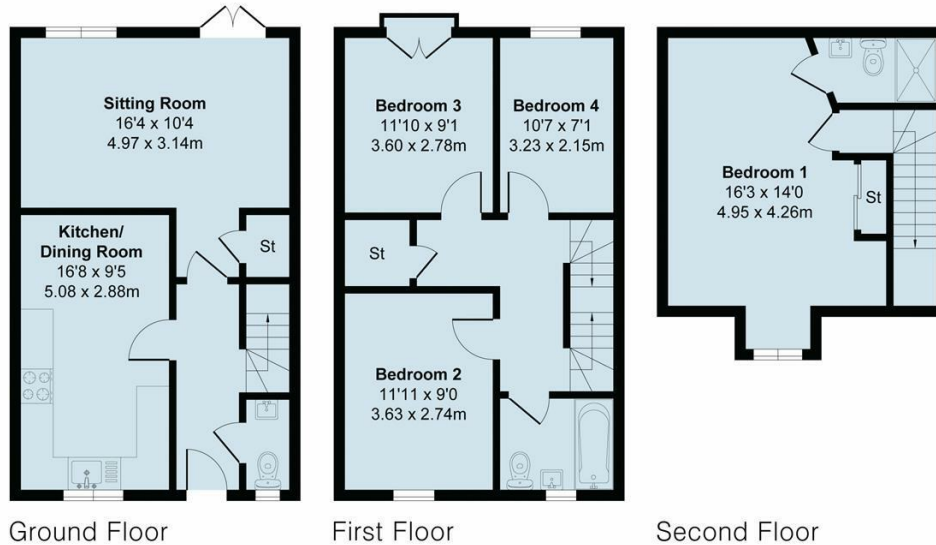
The property is also a short 5 minute walk to Ashby Fields Local Centre which has a Tesco Express, doctors surgery, a popular take away and public house.

## Approximate Gross Internal Area 1396 sq ft - 129 sq m

Ground Floor Area 447 sq ft – 42 sq m

First Floor Area 447 sq ft – 42 sq m

Second Floor Area 275 sq ft – 26 sq m



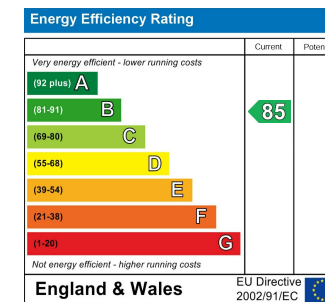
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



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Council Tax Band  
D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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