



88, Timken Way Daventry, Northamptonshire, NN11 9UB

HOWKINS &
HARRISON

88, Timken Way Daventry,
Northamptonshire, NN11 9UB

Guide Price: £280,000

A well-presented four-bedroom, three-storey home offering versatile accommodation, a contemporary refitted kitchen/breakfast room and an impressive principal bedroom with fitted wardrobes and a stylish four-piece en-suite. Further benefits include a generous sitting room, refitted family shower room, enclosed rear garden, and allocated parking.

Features

- Four-bedroom, three-storey home
- Generous sitting room
- Contemporary refitted kitchen/breakfast room
- Integrated double oven & electric hob
- Impressive principal bedroom with fitted wardrobes
- Stylish four-piece en-suite bathroom
- Refitted family shower room
- Fully enclosed rear garden with decked seating area
- Useful timber garden shed & rear pedestrian access
- Allocated parking space



Location

The Timken area is a modern, family-friendly neighbourhood just about a mile from Daventry town centre, offering easy access to shops, cafés, and local amenities. Residents benefit from nearby schools such as The Abbey C of E Academy and Falconer's Hill Academy, known for their strong academic performance.

Nature lovers enjoy Timken's proximity to the Grand Union Canal, ideal for walking and cycling, as well as Daventry Country Park and Drayton Reservoir, which feature walking trails, picnic areas, fishing spots, and a well-established sailing club.

Combining convenience with access to open countryside, Timken offers a balanced lifestyle within reach of both the town and scenic outdoor spaces.



Ground Floor

The property is entered via a half-glazed door into the welcoming entrance hall, which features laminate flooring, a contemporary vertical radiator and stairs rising to the first floor. A panelled door leads into the sitting room.

The spacious sitting room benefits from a UPVC double-glazed window to the front, two obscure UPVC double-glazed windows to the side, two radiators and laminate flooring. A square archway opens into the kitchen/breakfast room.

The contemporary refitted kitchen/breakfast room is fitted with a range of wall, base and drawer units complemented by woodblock work surfaces and tiled splashbacks. Integrated appliances include an Indesit double oven, electric hob with extractor canopy over, together with plumbing and space for a slimline dishwasher and washing machine and space for a fridge/freezer. Further features include a sink with chrome mixer tap, tiled flooring, recessed spotlights, a vertical radiator, and a cupboard housing the gas boiler. There is ample space for a breakfast table and chairs, while a UPVC double-glazed window and sliding doors provide views and direct access to the rear garden.

First Floor

On the first floor, the landing has a double-glazed window to the front, radiator and stairs rising to the second floor.

Bedroom two is a well-proportioned double bedroom with a UPVC double-glazed window overlooking the rear garden, radiator and laminate flooring. Bedroom four benefits from a UPVC double-glazed window to the front, radiator, and laminate flooring.



The refitted family shower room comprises a contemporary three-piece suite including a low-level WC, wash hand basin with storage drawers beneath and a walk-in shower enclosure with twin chrome shower heads. Further features include tiled splashback areas and flooring, radiator and an obscure UPVC double-glazed window to the side.

Second Floor

The second-floor landing provides access to the principal bedroom and bedroom three.

Bedroom three benefits from a UPVC double-glazed window overlooking the rear garden and a radiator.

The impressive principal bedroom features an obscure UPVC double-glazed window to the side, laminate flooring, radiator, his and hers fitted wardrobes and access to the loft space. A panelled door leads into the stylish en-suite bathroom.

The beautifully appointed en-suite is fitted with a four-piece RAK Ceramics suite comprising a panelled bath with shower mixer taps, circular wash hand basin with storage drawers beneath, low-level WC and a separate shower enclosure. The suite is complemented by brushed gold mixer taps and shower fittings, tiled splashback areas and flooring and a brushed gold heated towel rail. An obscure UPVC double-glazed window provides natural light, while a built-in airing cupboard houses the hot water cylinder and useful shelving.



Outside

Outside, the fully enclosed rear garden is bordered by timber panel fencing and features a decked seating area immediately adjacent to the property, providing an ideal space for outdoor dining and entertaining. The decking leads onto a lawn, while a pebbled pathway continues to the foot of the garden where there is a timber shed. Trees provide interest to the borders, and a timber gate offers rear pedestrian access.

To the front of the property is an allocated parking space.



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.

Local Authority

West Northamptonshire Council

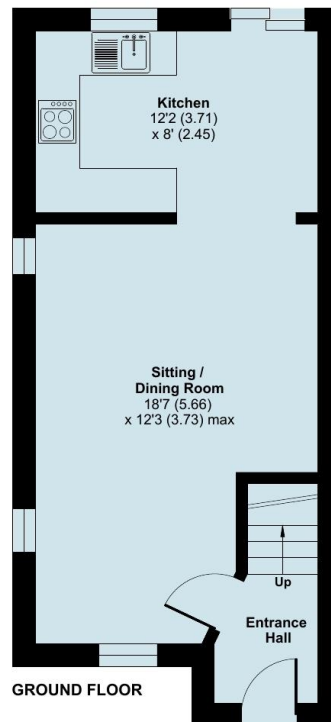
Tel:0300-126700

Council Tax Band- C

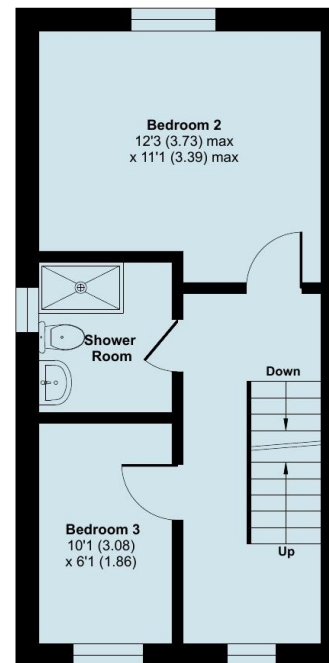
Agents Note

Please contact the agent for further details.

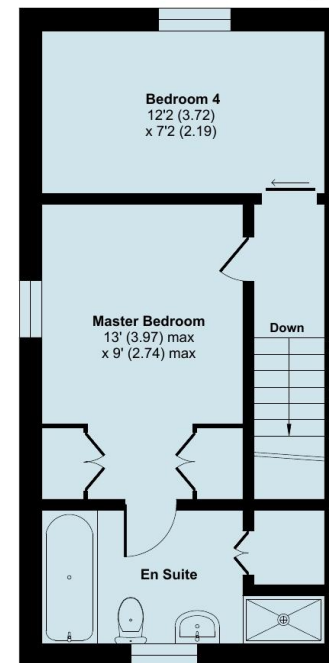
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Howkins & Harrison. REF: 1493319

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