



8 Peartree Close, Daventry, Northamptonshire, NN11 0XB

HOWKINS &  
HARRISON

8 Peartree Close, Daventry,  
Northamptonshire, NN11 0XB

Guide Price: £319,950

A well-presented three bedroom detached family home with a south facing rear garden, sold with no upward chain and located on the popular development of Ashby Fields. The property has a cloakroom, sitting room, dining room, fitted kitchen and conservatory. There are many local amenities within walking distance including Daventry Country Park, schooling and shops.

### Features

- Detached family home
- Three bedrooms with en-suite to master
- Sitting room and dining room
- Fitted kitchen
- Family bathroom
- South facing rear garden
- Single garage and driveway
- Downstairs cloakroom
- Conservatory
- Close to local amenities
- EPC Rating - C



## Location

This property is located on Ashby Fields and has local facilities just a few minutes' walk away to include Ashby Fields Primary School, Tesco Express supermarket, a Dental Surgery, a Doctor's Surgery, Leap Frog Nursery, Pharmacist, Fish and Chip Shop and the Queen of Hearts Public House.

In addition to these facilities Daventry Country Park is just a 5-minute walk away and offers attractive country walks as well as a children's play area and reservoir side café.

Daventry town centre is only approximately a 15-minute walk away and offers many local shops, post office, supermarkets, banks, hairdressers and coffee shops and on Tuesdays and Fridays you can enjoy the local market.



## Ground Floor

Entrance via double glazed door into porch, glazed double doors provide access to the dining room and a door to the cloakroom. The spacious dining room has stairs rising to the first floor accommodation, understairs storage and doors off to both the kitchen and sitting room. The kitchen is laid with tiled marble effect flooring, with a range of shaker style floor standing and wall mounted units, work surfaces incorporating; 1.5 stainless steel sink, electric oven with gas hob and extractor over, integrated dishwasher and undercounter fridge/freezer, space and plumbing for washing machine. The sitting room features an electric flame effect fireplace with stone mantle and surround with sliding patio door into the conservatory laid with tiled flooring and French Upvc doors out onto the rear garden.

## First Floor

There are three bedrooms with the primary enjoying an en-suite shower room and built-in wardrobes, family bathroom with shower over bath, WC and wash basin and additional storage cupboard on the landing.

## Outside

The front of the property allows off road parking for 2-3 vehicles leading to the integral garage with up and over door, fitted with light and power, housing the gas fired combi boiler. Benefitting from side gated access on both sides of the property leading to the rear garden, primarily laid to lawn with a raised paved patio seating area and brick-built flower bed, enclosed by wooden fence panelling.

## 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.

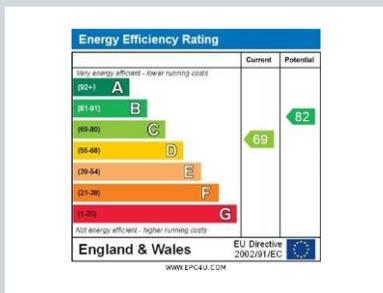
## Services

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

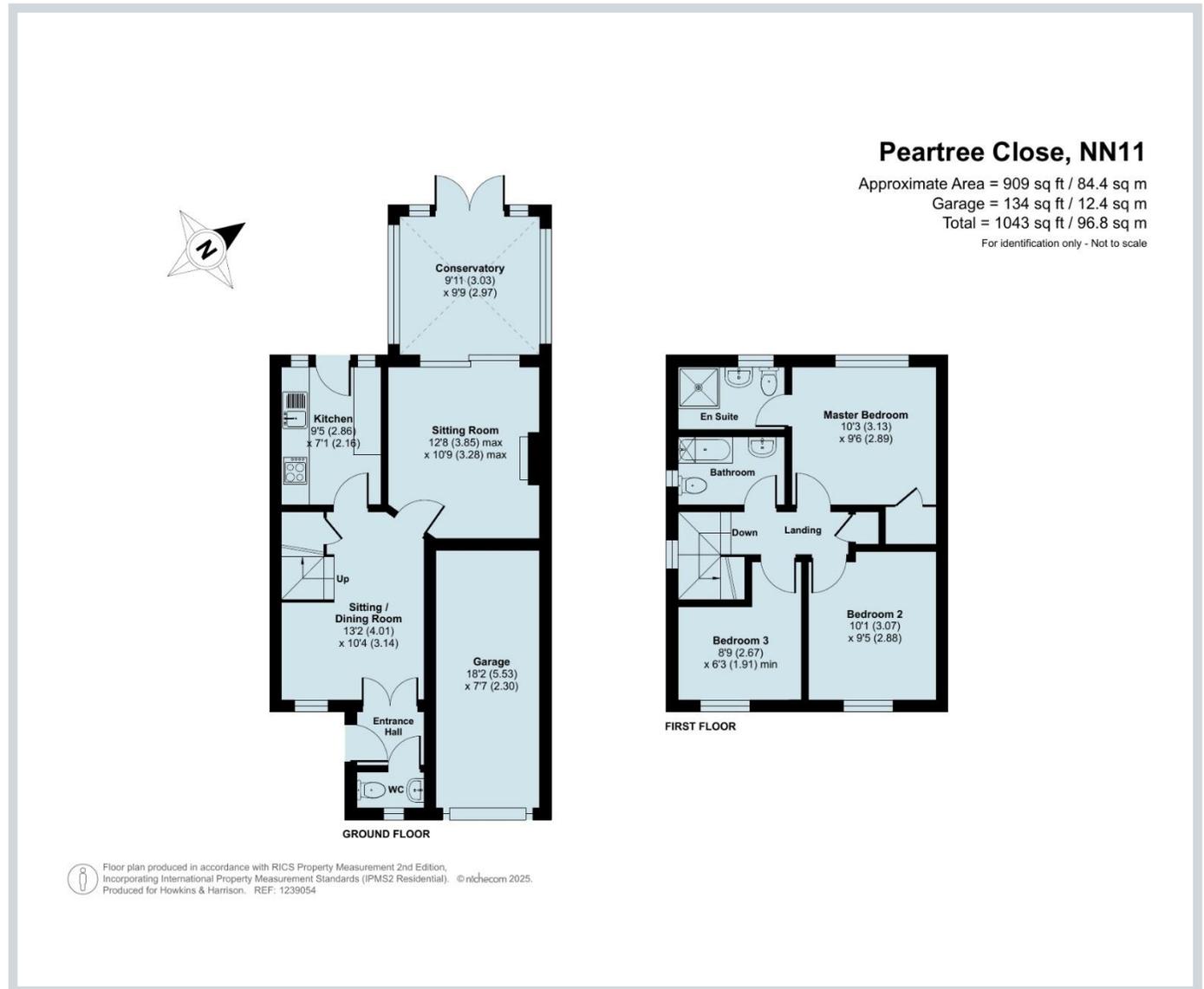
## Council Tax Band - C



## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.