



1 Gable Close, Daventry, Northamptonshire, NN11 4EX

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

**1 Gable Close
Daventry
Northamptonshire
NN11 4EX**

Guide Price: £390,000

Situated on a generous corner plot within an exclusive cul-de-sac, just a short walk from Daventry town centre, this beautifully presented three-bedroom detached home offers bright, free-flowing accommodation perfectly suited to modern family living. Beautifully maintained throughout, the property benefits from a stunning landscaped rear garden, a substantial detached workshop with separate storage, a good sized garage with internal access, ample off-road parking, an electric vehicle charging point and solar panels.

Combining space, versatility and energy efficiency, this light and airy home is equally ideal for growing families or those looking to downsize without compromising on comfort or outdoor space.

VIEWINGS

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



GROUND FLOOR

Entrance Porch

A welcoming entrance porch provides the perfect introduction to this beautifully presented home. Flooded with natural light from the surrounding UPVC double glazed windows, it also houses the solar panel isolator before leading through to the main entrance hall.

Entrance Hall

The spacious entrance hall immediately sets the tone for the rest of the property, creating a bright and inviting first impression. Stairs rise to the first floor, whilst a useful understairs storage cupboard provides excellent everyday practicality. Doors lead to the principal ground floor rooms, allowing for an easy, free-flowing layout that is perfectly suited to modern family living.

Cloakroom

Conveniently positioned off the hallway, the downstairs cloakroom is fitted with a low-level WC and pedestal wash hand

basin. An obscure double glazed window provides natural light and ventilation, whilst access to additional loft storage offers a useful bonus.

Sitting Room

The sitting room is a wonderfully light and welcoming space, centred around an attractive modern electric fireplace which creates a stylish focal point for the room. A large bow window overlooks the front garden.. Sliding frosted glass doors open seamlessly into the dining room, creating a sociable layout that's ideal for both everyday family life and entertaining guests.

Dining Room

Positioned between the sitting room and kitchen, the dining room forms the heart of the home and enjoys an effortless flow between the principal living spaces. There is ample room for a dining table, making it perfect for family meals and special occasions alike. French doors open directly onto the beautifully landscaped rear garden, extending the living space

outdoors during the warmer months and creating an ideal setting for indoor-outdoor entertaining.

Kitchen

Overlooking the rear garden, the kitchen has been thoughtfully designed with an excellent range of contemporary base and wall-mounted units, including glazed display cabinets that add both style and practicality.

The worktop space is complemented by tiled splashbacks and a comprehensive range of integrated appliances, including a double oven, gas hob with extractor hood above and an integrated fridge.

A useful understairs storage recess provides additional pantry space, whilst a concealed wall-mounted boiler is neatly housed within a wall cupboard.

Doors lead back to the entrance hall and through to the conservatory, ensuring the excellent flow of accommodation continues throughout the ground floor.







Conservatory

The conservatory overlooks the landscaped rear garden through its extensive double glazed windows and French doors opening directly onto the patio. A particularly practical feature is the internal door providing direct access into the garage, adding further convenience to everyday living.

FIRST FLOOR

Landing

The first floor landing benefits from a side-facing window that fills the space with natural light. Recently re-carpeted, it offers a fresh and welcoming feel, whilst an airing cupboard housing the hot water cylinder provides useful linen storage. Access is also available to the loft space.

Bedroom One

Positioned to the rear of the property, the master bedroom is a generous and peaceful retreat enjoying a pleasant south-facing aspect that allows natural light to flood the room throughout the day. A comprehensive range of fitted wardrobes provides excellent storage whilst maintaining a spacious and uncluttered feel.



Bedroom Two

A well-proportioned double bedroom overlooking the front of the property, offering ample space for a double bed and additional bedroom furniture. Bright and comfortable, it would make an ideal guest bedroom or an excellent children's room.

Bedroom Three

Currently serving as an excellent single bedroom, this versatile room enjoys views over the front garden and would equally make an ideal nursery, dressing room or home office for those working remotely.

Family Bathroom

The family bathroom is fitted with a panelled bath incorporating a shower over, together with a pedestal wash hand basin and low-level WC. Tiling to the majority of the walls provides a clean finish, whilst an obscure double glazed window allows plenty of natural light whilst maintaining privacy.

OUTSIDE

Front

Occupying an impressive corner plot within this exclusive cul-de-sac, the property immediately stands out with its generous frontage and extensive off-road parking. The large paved driveway provides parking for multiple vehicles with ease, making it ideal for growing families or those who regularly entertain. The remainder of the front garden is laid mainly to lawn, creating an attractive approach, whilst gated side access leads through to the rear garden.

Garage

The larger-than-average garage is fitted with an electric up-and-over door and offers excellent storage and versatility. Benefiting from light and power, plumbing for a washing machine, roof storage, an electric vehicle charging point and an internal door into the conservatory, it provides exceptional practicality and has the potential to be utilised for a variety of purposes beyond vehicle storage.

Landscaped Rear Garden

A true highlight of the property, the beautifully landscaped rear garden has been thoughtfully designed to create a wonderful outdoor space that is both practical and easy to enjoy. A substantial paved patio extends across the rear and side of the property, providing the perfect setting for alfresco dining, entertaining and relaxing in the sunshine.

The generous lawn is complemented by well-stocked borders, together with raised flower beds and productive vegetable beds, creating colour, interest and opportunities for keen gardeners throughout the seasons. Side gated access leads conveniently back to the front of the property.

Workshop & Garden Store

An outstanding feature of this home is the substantial detached workshop situated within the rear garden. Offering generous proportions, ample power points and lighting, it presents a fantastic opportunity for hobbyists, those working from home, or



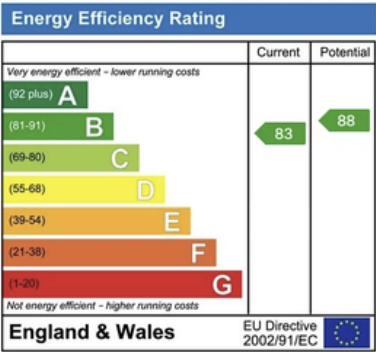
anyone requiring secure workshop or studio space. Adjoining the workshop is a separate garden store, accessed independently and also benefiting from power, lighting and ceiling spotlights, providing excellent additional storage for garden equipment, bicycles and outdoor furniture.

Location

Gable Close is a popular, exclusive cul-de-sac situated a short distance 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, Daventry provides a convenient yet peaceful setting for everyday living.

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/8500-6213-0122-6623-3363> or contact the agent for a copy in PDF format.



Total: 1319 sq. Ft, 123 m2
 Outbuilding: 0 sq. Ft, 0 M2, Ground Floor: 770 sq. Ft, 72 M2, 1st Floor: 549 sq. Ft, 51 m2
 Excluded Areas: Garden Room: 134 sq. Ft, 12 M2, Tool Shed: 76 sq. Ft, 7 M2, Porch: 19 sq. Ft, 2 M2,
 Double Garage: 289 sq. Ft, 27 M2, Fireplace: 13 sq. Ft, 1 M2, Walls: 169 sq. Ft, 14 m2



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