



4 Arden Close, Daventry, Northamptonshire, NN11 9SW

HOWKINS &  
HARRISON

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Northamptonshire, NN11 9SW

Guide Price: £389,000

A well-presented family home situated in a quiet cul-de-sac, this four-bedroom detached property offers generous and versatile living space throughout. The ground floor features a dual aspect sitting and dining room with views over the garden, alongside a spacious kitchen/breakfast room, also overlooking the rear garden. In addition, there is a separate hobby room or home office, ideal for flexible modern living. Upstairs, the property comprises four well-proportioned bedrooms, including a primary bedroom with its own en-suite.

Externally, a substantial driveway provides ample off-road parking and leads to the garage. The rear garden is a good size, featuring both seating and lawn areas, as well as a large timber shed, perfect for storage or outdoor projects.



## Features

- A spacious four bedroomed detached family home
- Dual aspect sitting room
- Separate dining room
- Kitchen/breakfast room and utility
- Hobby room/office/gym
- Four bedrooms
- En-suite and family shower room
- Driveway and garage
- Rear garden
- EPC Rating - C



## Ground Floor

Entrance is via a double-glazed door with matching side panel, opening into a welcoming hallway with tiled flooring and stairs rising to the first-floor landing. There is an understairs storage cupboard, radiator, and panelled doors leading to the principal ground floor rooms. The downstairs WC is fitted with a two-piece white suite comprising a low-level WC and wall-mounted wash hand basin, with tiled flooring and splash back areas, radiator, and a window to the front. The sitting room is a bright dual-aspect space, featuring double glazed windows to the front and side, a radiator, and an attractive fireplace with inset gas fire. A panelled door leads through to the dining room, which has uPVC double glazed patio doors opening onto the rear garden and a radiator. The dining room connects to the kitchen/breakfast room, which can also be accessed directly from the hallway. The kitchen is fitted with a range of wall, base, and drawer units with roll-top work surfaces and a breakfast bar overhang. Integrated appliances include an oven and grill, a five-ring gas hob with extractor canopy above, and a one-and-a-half bowl stainless steel sink with chrome mixer tap. There is also an integrated dishwasher and space for a breakfast table. uPVC double glazed windows and a door provide access to the rear garden, both fitted with inset pull-down blinds. An archway leads to the rear lobby, where a further uPVC double glazed window overlooks the side aspect. From here, panelled doors lead to the utility room and hobby room. The utility room is fitted with wall units and open display shelving, along with plumbing for a washing machine and space for a tumble dryer. It also features a stainless-steel sink with roll-top work surface, tiled splash backs, and a concealed British Gas boiler. The hobby room benefits from a uPVC double glazed window to the side, a radiator, and laminated flooring, making it an ideal space for a hobby room, home office or gym.



## First Floor

The first-floor landing is bright and airy, featuring a double-glazed window to the side aspect and a built-in airing cupboard housing the hot water cylinder. Panelled doors provide access to all bedrooms and the family shower room. The primary bedroom enjoys a dual aspect, with a uPVC double glazed window to the rear and a distinctive triangular uPVC double glazed window to the front. The room also benefits from recessed spotlights, a radiator, and access to a private en-suite. The en-suite is fitted with a three-piece white suite comprising a low-level WC, wall-mounted wash hand basin, and shower cubicle, with a uPVC double glazed window to the rear fitted with an inset pull-down blind. Additional features include a chrome heated towel rail, vinyl flooring, and tiled splashback areas.

Bedroom two is positioned to the rear and includes a uPVC double glazed window and radiator. Bedroom three has a uPVC double glazed window to the front aspect and a radiator. Bedroom four features a uPVC double glazed window to the side and a radiator.

The family shower room is fitted with a modern three-piece white suite, including a low-level WC, pedestal wash hand basin, and a large double walk-in shower. The room is fully tiled and complemented by a chrome heated towel rail.



## Outside

The attractive rear garden is fully enclosed by timber fencing, offering a good degree of privacy. A paved patio provides an ideal seating area, with a pathway leading around the garden to a timber gate giving pedestrian side access. The garden also features a generous lawn, complemented by a variety of mature shrubs and flowering borders. A large timber shed with double doors and a pitched roof sits on a solid concrete base, providing excellent storage. Additional benefits include an outside tap and exterior lighting. To the front, a double width block paved driveway provides ample off-road parking and leads to the garage. The garage is equipped with an up-and-over door, as well as power and lighting. The frontage is attractively landscaped with a lawned area and a selection of shrubs and flowers.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing

Strictly by prior appointment via the selling agents  
Howkins & Harrison on Tel: 01327-316880.

## Fixtures and Fittings

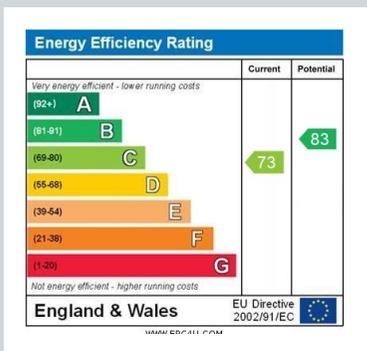
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 –E



## Approximate Gross Internal Area 1601 sq ft - 149 sq m (Excluding Garage)

Ground Floor Area 802 sq ft – 75 sq m

First Floor Area 799 sq ft – 74 sq m

Garage Area 114 sq ft – 11 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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