



10, Peartree Close Daventry, NN11 0XB

HOWKINS &
HARRISON

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NN11 0XB

Guide price: £319,000

A well-presented three-bedroom detached family home located in a cul-de-sac location. The property features a fitted kitchen/breakfast room, a comfortable lounge with feature fireplace, and a bright conservatory currently used as a dining room with French doors opening onto the private south facing rear garden. The principal bedroom benefits from an en-suite shower room, while two further bedrooms are served by a family bathroom.

Externally, the property enjoys a generous enclosed rear garden with patio areas, lawn, and raised planters, together with a detached brick-built garage with power and lighting. To the front, a driveway provides ample off-road parking alongside an attractive lawned frontage. Ideal for families and those seeking a well-maintained home in a desirable residential location.

Features

- Well-presented three-bedroom detached family home
- Spacious lounge with feature fireplace and conservatory/dining room
- Fitted kitchen/breakfast room with integrated oven and gas hob
- Ground floor cloakroom/WC
- Principal bedroom with en-suite shower room
- Two further bedrooms and a family bathroom
- Private enclosed rear garden with patio areas, lawn, and raised planters
- Detached brick-built garage with power, lighting, and pitched roof
- Driveway providing ample off-road parking
- Attractive lawned frontage with established box hedging



Location

Daventry is a popular Northamptonshire market town offering an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities, and highly regarded schooling for all ages. The town benefits from excellent transport links, with convenient access to the A45, A5, M1 motorway, and mainline rail services from nearby Long Buckby and Northampton, providing direct routes to London, Birmingham, and beyond. Surrounded by attractive countryside and canal-side walks, Daventry combines the convenience of modern amenities with the charm of a traditional market town, making it a desirable location for families, professionals, and retirees alike.

Nestled on the ever-popular Ashby Fields development, this location places everyday essentials on your doorstep. The neighbourhood centre offers a doctor's surgery, dental practice, pharmacy, primary school, nursery, Tesco Express, a takeaway fish & chip shop, and a welcoming family pub— all just a short stroll away. Daventry Country Park is also within easy walking distance, with Daventry town centre around a 10-minute walk, making shopping, leisure and green space wonderfully accessible.



Ground Floor

A UPVC double glazed entrance door opens into the welcoming hallway, featuring laminate flooring, a radiator, stairs rising to the first-floor landing, and doors leading to the kitchen/breakfast room, lounge, and cloakroom/WC.

The cloakroom is fitted with a two-piece white suite comprising a low-level WC and vanity wash hand basin with storage cupboard beneath. There is an obscure UPVC double glazed window to the front elevation, laminate flooring, a radiator, and tiled splash back areas.

The kitchen/breakfast room enjoys a UPVC double glazed window to the front and is fitted with a range of wall, base and drawer units with roll-edge work surfaces incorporating a circular stainless-steel sink and drainer with chrome mixer tap. Additional features include tiled splash backs, a breakfast bar, plumbing for a washing machine, space for under-counter fridge and freezer appliances, a built-in oven with four-ring gas hob and extractor hood above, and a cupboard housing the Worcester gas-fired boiler.

The lounge is a well-proportioned reception room featuring a gas fireplace with decorative surround, radiator, and double-glazed patio doors opening into the conservatory.

The conservatory is of UPVC and brick construction with tiled flooring and is currently utilized as a dining room. French doors provide direct access to the rear garden.



First Floor

The first-floor landing provides access to the loft space, features a UPVC double glazed window to the side elevation, and doors leading to all bedrooms and the family bathroom.

The principal bedroom benefits from a UPVC double glazed window to the front elevation, radiator, built-in over-stairs storage cupboard, and access to the en-suite shower room.

The en-suite comprises a three-piece white suite including a low-level WC, pedestal wash hand basin, and shower cubicle with twin shower heads. There is an obscure UPVC double glazed window to the side elevation, chrome heated towel rail, and tiled splashback areas.

Bedroom Two enjoys a UPVC double glazed window overlooking the rear garden.

Bedroom Three features a UPVC double glazed window and radiator.

The family bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with shower over and glazed screen. Further benefits include an obscure UPVC double glazed window to the side elevation, tiled splashbacks, and a chrome heated towel rail.

Outside

To the front, a tarmac driveway provides ample off-road parking and leads to the detached garage. A lawned frontage with attractive box hedging borders the property, while a paved pathway leads to the main entrance.

The enclosed rear garden is bordered by an attractive brick wall and timber fencing, creating a private outdoor space. A paved patio and pathway run adjacent to the property and continue to a side pedestrian gate, leading to a further patio area behind the detached garage. The garden also features a lawn, raised stone planters, and established planting and has a south facing aspect. The detached brick-built garage benefits from an up-and-over door, pitched roof, and power and lighting connections.



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

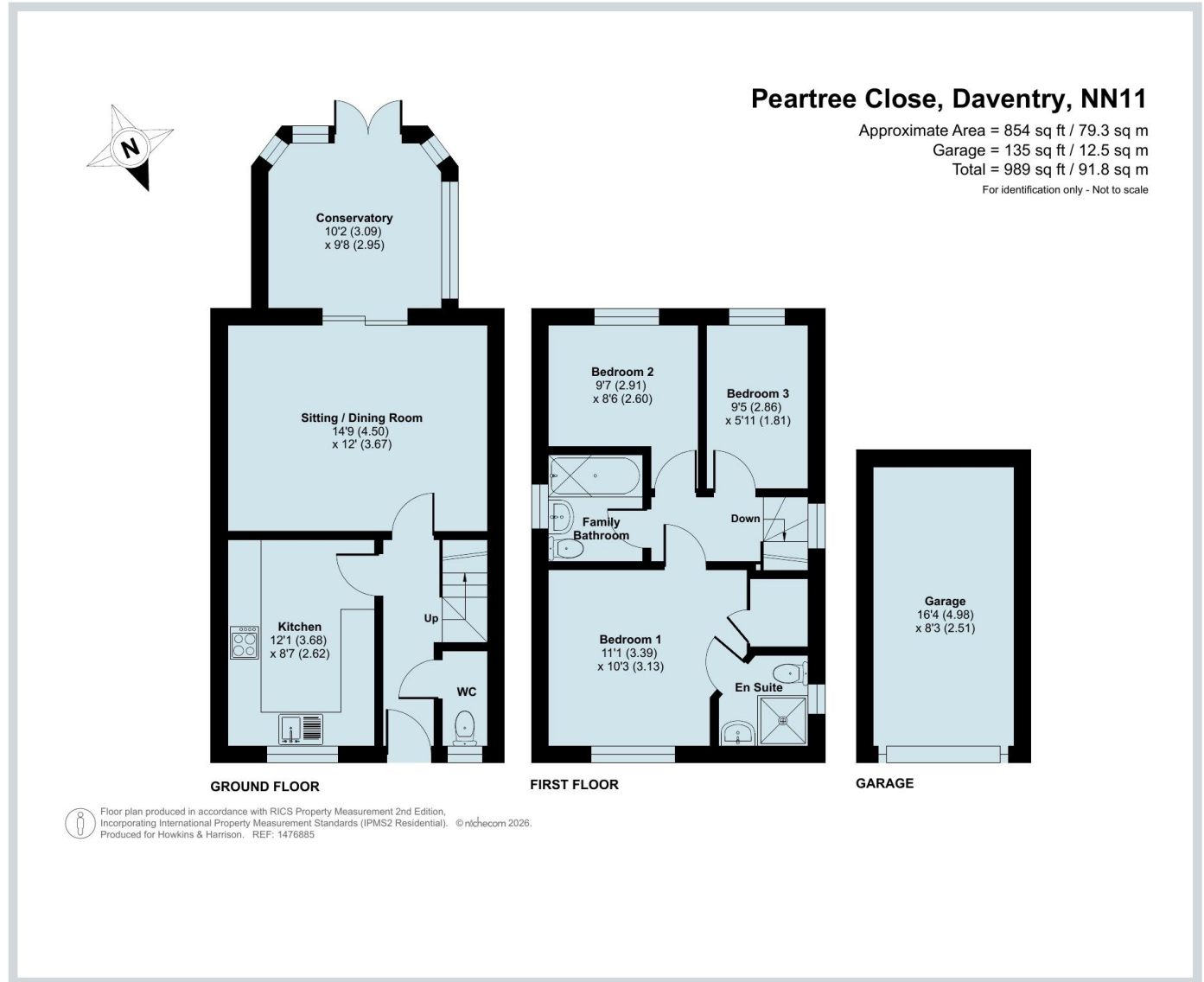
West Northamptonshire Council Tel:0300-126700
Council Tax Band – C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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