



15 Whitby Close, Monksmoor, Daventry, Northamptonshire, NN11 2HE

Guide Price £315,000

Built in 2022 by Crest Nicholson, this well-presented four-bedroom townhouse is situated within the sought-after Monksmoor Estate on the edge of Daventry. The property offers generous and versatile living accommodation arranged over three floors, making it ideal for modern family living. The impressive primary suite occupies the entire top floor and is complemented by three further well-proportioned bedrooms, including one with French doors opening to a Juliet balcony overlooking the rear garden. Offered to the market with no onward chain.

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LOCATION

Discover Monksmoor Park, a vibrant garden-inspired community on the edge of Daventry, Northamptonshire. Ideally located within walking distance of the town centre, local amenities and leisure facilities, it also benefits from over 25 acres of green space, nature trails and access to the Grand Union Canal.

Everyday essentials are close by, including a primary school, village green, shops, healthcare and Ashby Fields retail centre. Excellent road and rail links via the M1 and Long Buckby station provide easy access to London, Birmingham and beyond.

Homes combine modern design with countryside surroundings, offering open-plan layouts, energy-efficient features, landscaped gardens and contemporary finishes. With play areas, wildflower meadows and Daventry Country Park nearby, Monksmoor Park offers a balanced lifestyle of modern living and natural surroundings.

GROUND FLOOR

Accessed via a double glazed front door, the property opens into a welcoming hallway with stairs rising to the first floor. Features include laminate flooring and a radiator, with panelled doors leading to the kitchen/diner, sitting room and ground floor WC. The WC benefits from an obscure double glazed uPVC window to the front and is fitted with a two-piece suite comprising a low-level WC and pedestal wash hand basin, along with a radiator, tiled splashback and laminate flooring.

The sitting room is a bright and comfortable reception space, featuring uPVC double glazed French doors alongside a window overlooking the rear elevation, allowing for plenty of natural light. Further benefits include a built-in understairs storage cupboard and a radiator.

The kitchen/diner is fitted with a modern range of wall, base and drawer units, complemented by roll-top work surfaces. It incorporates a built-in double oven, four-ring gas hob with extractor canopy over, integrated fridge/freezer and dishwasher, with a wall-mounted unit concealing the gas boiler. There is a stainless steel sink with chrome mixer tap, laminate flooring and a radiator. A uPVC double glazed window to the front elevation provides natural light, while there is ample space for a dining table, making this an ideal family dining area.

FIRST FLOOR

The first floor landing provides access to the second floor via a staircase and features a radiator and a built-in storage cupboard, with panelled doors leading to the family bathroom and three bedrooms.

Bedroom two benefits from a uPVC double glazed window to the front elevation and a radiator.

Bedroom three features uPVC double glazed French doors opening to a Juliet balcony overlooking the rear garden, along with a radiator.

Bedroom four has a uPVC double glazed window to the front elevation and a radiator.

The family bathroom is fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin and a panelled bath with chrome shower mixer taps and a bi-folding shower screen. Additional features include tiled flooring, tiled splashbacks, an extractor fan and a heated towel rail.

SECOND FLOOR

The second floor landing provides access via a panelled door to the primary bedroom. The bedroom features a uPVC double glazed window to the front elevation, fitted mirrored wardrobes and a radiator, with a further panelled door leading to the en-suite.

The en-suite is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and a double shower cubicle. Additional features include a heated towel rail, tiled flooring and splashbacks, and an extractor fan.

OUTSIDE

The rear garden is enclosed by timber panelled fencing and enjoys a desirable south-facing aspect. It is mainly laid to lawn with a paved patio area and a pathway leading to rear pedestrian access via a timber gate.

To the front of the property, there are two allocated parking spaces arranged side by side, along with a paved pathway to the entrance and planted shrubs.

LOCAL AUTHORITY

West Northamptonshire Council
Angel Street
Northampton
Tel:0300-126700

Council Tax Band - D

VIEWING

Strictly by prior appointment via the 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.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

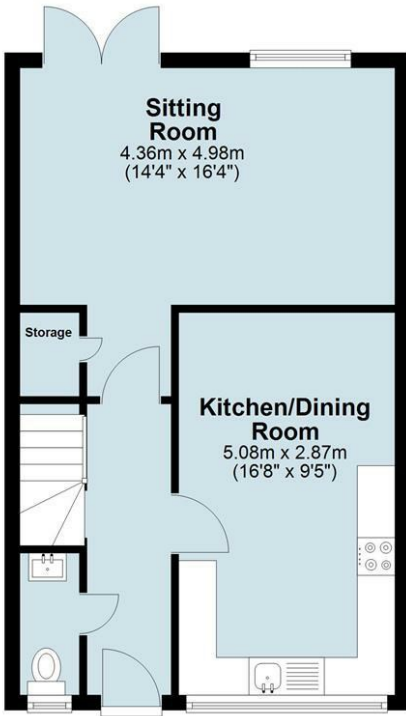
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.



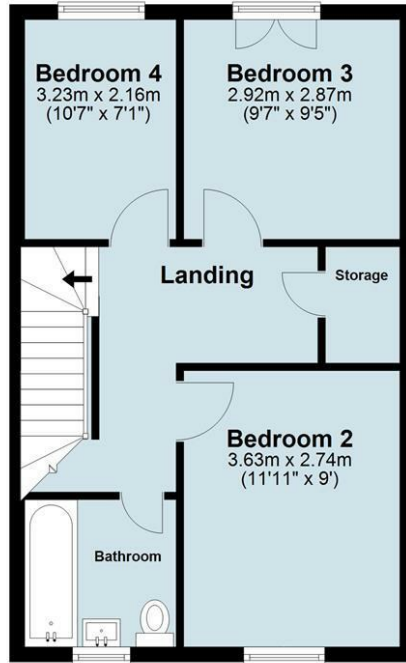
Ground Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



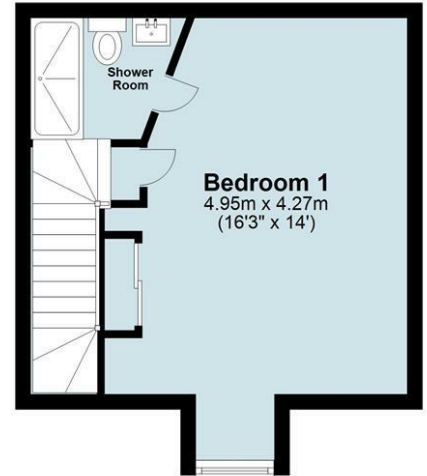
First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)

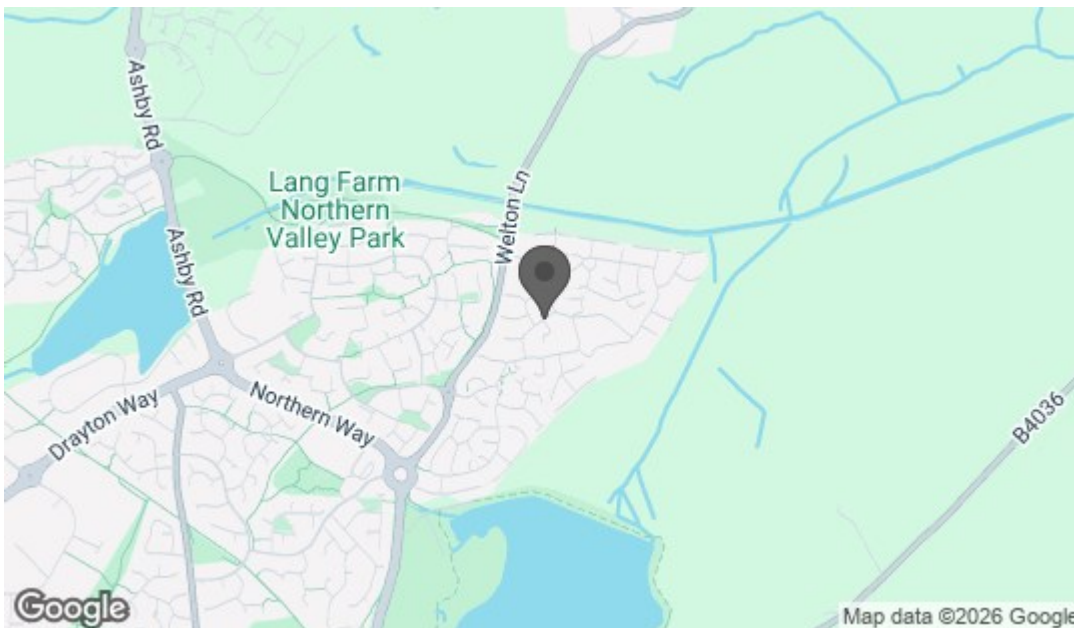


Second Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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