



34 Abbotsbury Drive, Monksmoor Park, Daventry,  
Northamptonshire, NN11 2LB

HOWKINS &  
HARRISON

34 Abbotsbury Drive, Daventry,  
Monksmoor Park,  
Northamptonshire, NN11 2LB

Guide Price: £325,000

A well-presented four bedroomed semi-detached family home located in the popular development of Monksmoor Park. The property benefits from a good-sized south facing garden and a garage with driveway. The primary bedroom is on the second floor and has ample fitted storage and an en-suite. There are three further bedrooms and a family bathroom.

### Features

- Semi-detached family home in Monksmoor Park
- Kitchen/breakfast room with bay window
- Sitting room with French doors to the rear garden
- Three bedrooms and a bathroom to the first floor
- The primary bedroom with an en-suite to the second floor
- South facing rear garden
- Garage with pedestrian door to the garden
- Driveway
- EPC Rating - B



## Location

Discover Monksmoor Park, a vibrant new garden-inspired community on the edge of Daventry, Northamptonshire. Perfectly positioned within walking distance of the town centre, local markets and leisure facilities, residents also enjoy over 25 acres of landscaped green space, nature trails and direct access to the Grand Union Canal. Everyday essentials are close at hand, with a new primary school, village green, shops, healthcare and Ashby Fields retail centre all nearby. Excellent road and rail links via the M1 and Long Buckby station make commuting to London, Birmingham or beyond simple and convenient.

Homes here combine modern design with countryside charm. From stylish apartments to spacious family houses, properties feature open-plan layouts, energy-efficient ratings, landscaped gardens and contemporary finishes. With community initiatives, play areas, wildflower meadows and Daventry Country Park on your doorstep, Monksmoor Park offers the best of both worlds, modern living in a well-connected location, surrounded by nature.



## Ground Floor

The property is entered via a composite front door into the hallway, which has stairs leading to the first floor and an under-stairs storage cupboard. The hallway features Karndean flooring and provides access to the adjoining rooms. The downstairs WC comprises a two-piece suite with a wall-mounted wash hand basin and low-level WC. It is part-tiled, includes a radiator, Karndean flooring, and an obscure uPVC double-glazed window to the front. The kitchen/dining room has a uPVC double-glazed bay window to the front and is fitted with a range of wall, base, and drawer units. Integrated appliances include a fridge freezer and dishwasher, along with a built-in double oven and four-ring gas hob with extractor canopy. There is plumbing for a washing machine, a one-and-a-half bowl stainless steel sink with chrome mixer tap, roll-top work surfaces with matching splashbacks, recessed spotlights, a radiator, and space for a dining table. The sitting room benefits from uPVC double-glazed French doors opening onto the rear garden, with additional windows either side, and a radiator.

## First Floor

The first-floor landing provides access to all rooms and includes a built-in storage cupboard. Bedroom two features two uPVC double-glazed windows overlooking the rear and a radiator. Bedroom three has a uPVC double-glazed window to the front and a stylish panelling feature on one wall. Bedroom four is currently used as an office and includes a uPVC double-glazed window to the front and a radiator. The family bathroom comprises a three-piece suite including a low-level WC, wall-mounted wash hand basin, and a panelled bath with shower over and bi-fold shower screen. Additional features include a chrome heated towel rail, extractor fan, and laminate flooring.



## Second Floor

The second-floor landing includes a built-in airing cupboard housing the Potterton gas boiler. The primary bedroom is accessed from the landing and features a uPVC double-glazed window to the front aspect, fitted wardrobes, and built-in eaves storage. There is also a Velux window to the rear, access to loft space, and a door leading to the en-suite. The en-suite comprises a three-piece suite including a low-level WC, wall-mounted wash hand basin, and a double shower cubicle. The room is tiled to splashback areas and benefits from a chrome heated towel rail, Velux window to the rear, extractor fan, and laminate flooring.

## Outside

The rear garden is fully enclosed with timber panel fencing and benefits from a south-facing aspect. It features a paved patio area adjacent to the property, a lawned section, a timber shed, and pedestrian access to the garage. There is also an outside tap and external lighting. The garage is fitted with an up-and-over door and benefits from power and lighting, as well as a pitched roof providing additional storage potential.

To the front, a driveway provides off-road parking and leads to the garage. A step leads up to the front door, which is complemented by an external light.

## Agents Note

The property is subject to an annual maintenance charge of £330.19. 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

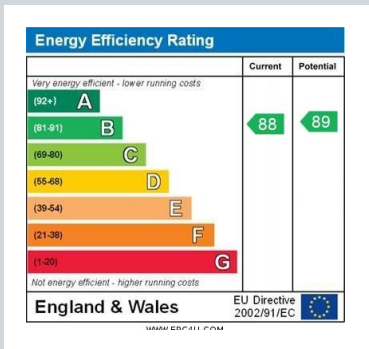
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – D



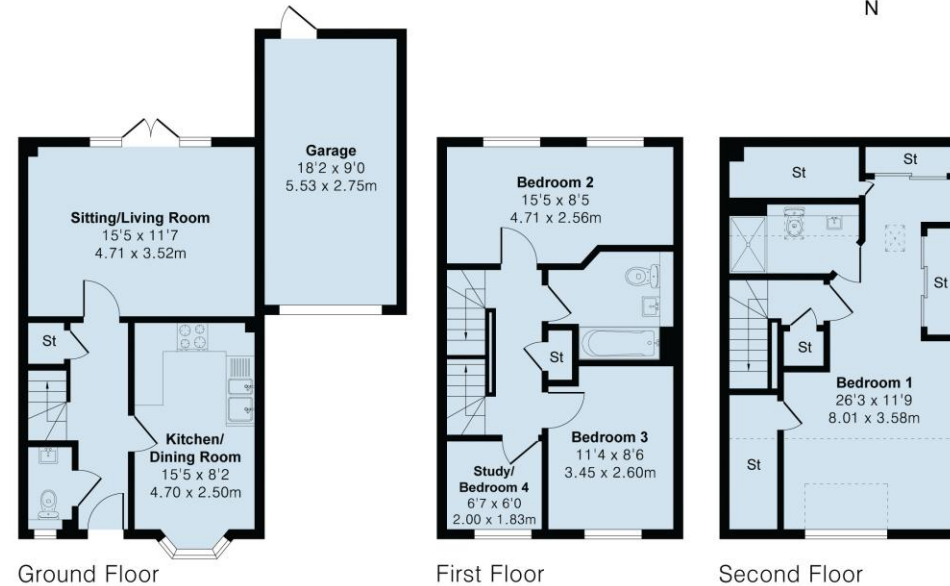
## Approximate Gross Internal Area 1213 sq ft - 112 sq m (Excluding Garage)

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 403 sq ft – 37 sq m

Second Floor Area 403 sq ft – 37 sq m

Garage Area 164 sq ft – 15 sq m



PINK PLAN

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

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316800

Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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

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.