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Ashton Close, Timken Estate
Daventry
Northamptonshire, NN11 9YW
£375,000 Detached



Department: Sales

Tenure: Freehold



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NESTLED AWAY IN A QUIET CUL-DE-SAC ON THE POPULAR TIMKEN ESTATE IS THIS FOUR BEDROOM DETACHED HOME. THE PROPERTY BENEFITS FROM A MODERN RECENTLY RENOVATED KITCHEN AND BATHROOM, AND OFFERS WELL PROPORTIONED ACCOMMODATION THROUGHOUT. FEATURES INCLUDE A STUDY, A MASTER BEDROOM WITH EN-SUITE, A GARAGE, OFF ROAD PARKING FOR SEVERAL VEHICLES, AND CLOSE PROXIMITY TO LOCAL AMENITIES.

GROUND FLOOR

- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- STUDY
- WC

FIRST FLOOR

- BEDROOM ONE
 - EN-SUITE
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
 - BATHROOM
-

OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- DRAFT DETAILS





THE PROPERTY

Nestled away in a quiet cul-de-sac on the sought after Timken Estate is this beautifully presented four bedroom detached home. The property has been thoughtfully maintained and upgraded throughout, featuring a modern recently renovated kitchen and bathroom, Karndean flooring and UPVC triple glazing. Offering well proportioned accommodation, the home combines practicality and comfort, ideal for family living.

The ground floor comprises inviting entrance hallway leading to a ground floor cloakroom, a separate study, and a spacious lounge with a feature box bay window. To the rear, the open plan kitchen/diner provides an excellent space for both everyday living and entertaining. Upstairs, there are four well sized bedrooms-three doubles and a generous single. Bedrooms one and two benefit from built in wardrobes, with the master bedroom featuring an en-suite shower room, complemented by a contemporary family bathroom.

Externally, the property continues to impress. To the front, a neatly laid tarmac driveway provides ample parking for up to three vehicles and leads to a single garage. The enclosed rear garden offers a private, low maintenance outdoor space perfect for relaxing or spending time with family and friends. Additional features include gas central heating via a relatively new combination boiler (with a 10 year warranty) and high quality finishes throughout. Situated close to local amenities, schools, and green spaces, this is a lovely home in a convenient location. EPC Rating: TBC. Council Tax Band: E.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Allocated
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

At the time of print, these particulars are awaiting approval from the Vendor(s).

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

