



2, Stile Close Daventry, NN11 9EQ

HOWKINS &  
HARRISON

## 2, Stile Close Daventry, NN11 9EQ

Guide Price: £335,000

A spacious and well-proportioned three-bedroom detached family home, occupying a generous plot with gardens wrapping around the property. The accommodation offers a good balance of living and entertaining space, including two reception rooms, a fitted kitchen and separate utility room, while outside there are attractive tiered gardens, a paved patio, driveway, and double garage. The property also benefits from charming parquet flooring to the entrance hall, sitting room and dining room, together with excellent potential for a new owner to personalise and modernise to their own taste.

### Features

- Spacious three-bedroom detached family home
- Gardens wrapping around the property
- Sitting room with parquet flooring
- Separate dining room
- Fitted kitchen and utility room
- Downstairs cloakroom
- Four-piece family bathroom
- Patio and lawned areas
- Driveway and double garage
- Offered with no onward chain



## Location

Daventry town centre is an easy walk away from this property on Drayton, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.



## Ground Floor

Entrance via solid wood door into the entrance hall with attractive parquet flooring which continues through into the sitting room, stairs rising to the first floor, built-in cupboard with shelving and doors leading to the connecting rooms. The downstairs cloakroom has an obscure UPVC double glazed window to the side and comprises a two-piece white suite including low-level WC and pedestal wash hand basin, with tiled splash back.

The sitting room has UPVC double glazed windows to both the front and rear, together with a double-glazed door providing access to the rear garden. There is parquet flooring, two radiators and a door leading through to the dining room. The dining room has a UPVC double glazed window overlooking the rear garden, parquet flooring, radiator and door leading into the kitchen.

The kitchen is also accessed directly from the hallway and is fitted with a range of cream Shaker-style wall, base and drawer units, rolltop work surfaces and sink unit with chrome mixer tap. There are tiled splash back areas, built-in Electrolux double oven, four-ring Indesit electric hob, space for a fridge/freezer and UPVC double glazed window to the rear. A door leads through to the utility room, which has a UPVC double glazed door and window to the side, wall-mounted Ideal gas boiler, fitted Shaker-style base units, stainless steel sink with chrome mixer tap, tiled splash back, rolltop work surface, plumbing for washing machine and space for a tumble dryer. The kitchen and utility room both benefit from attractive slate tiled flooring, with a radiator also serving the kitchen.



## First Floor

The first-floor landing has a UPVC double glazed window to the front, radiator, built-in airing cupboard with slatted shelving and wall-mounted radiator, together with doors leading to the bedrooms and bathroom. There is also access to the loft space.

The main bedroom has a UPVC double glazed window to the front and radiator. Bedroom two has a UPVC double glazed window to the rear, radiator, and built-in wardrobe, while bedroom three also overlooks the rear with a UPVC double glazed window and benefits from a radiator and built-in wardrobe. The family bathroom has an obscure UPVC double glazed window to the side and a four-piece white suite comprising low-level WC, pedestal wash hand basin, panel bath and separate shower cubicle. There are tiled splashback areas, radiator and useful wall-mounted cupboard.

## Outside

Outside, the gardens wrap around the property and provide a generous amount of outdoor space. To the side is a good-sized paved patio with a pathway leading around to the rear and front gardens, with pedestrian access into the garage also available from this area. The rear garden is enclosed mainly by timber fencing and hedging and is predominantly laid to lawn over two tiers, with an attractive stone wall dividing the levels and providing an appealing feature.

To the front of the property is a further lawned area with a variety of established shrubs, together with a driveway providing off-road parking and leading to the double garage. The garage has an up-and-over door, with power and lighting connected, and also houses the meters. There is a UPVC double glazed window and door to the side.



## 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

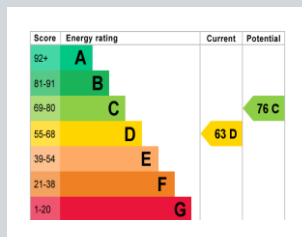
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agent Notes

Please note that the furniture has been digitally added to the photographs for illustrative purposes only, to give an indication of how the property could look when furnished; the property is currently vacant.

## Local Authority

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



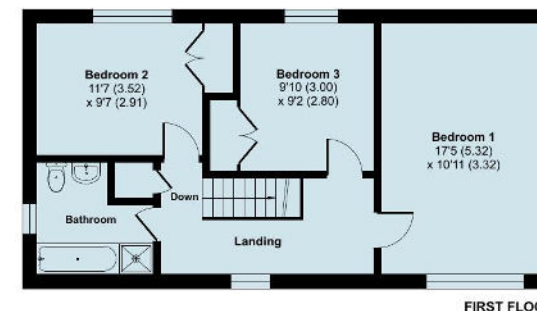
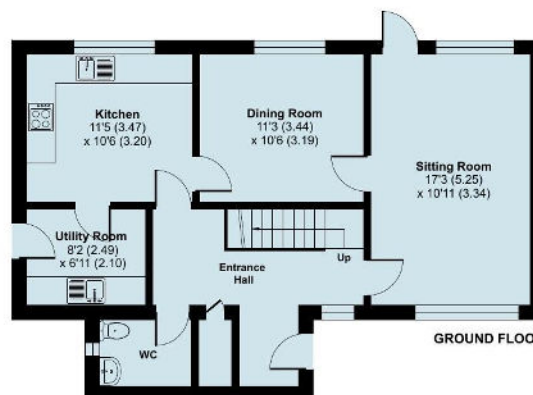
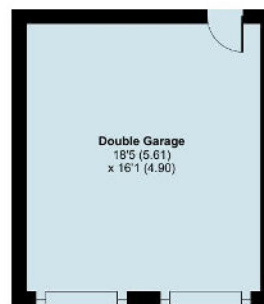
## Stile Close, Daventry, NN11

Approximate Area = 1268 sq ft / 117.8 sq m

Garage = 296 sq ft / 27.4 sq m

Total = 1564 sq ft / 145.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chcom 2026.  
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