



74, Farnborough Drive Daventry, NN11 8AL

HOWKINS &
HARRISON

74, Farnborough Drive
Daventry, NN11 8AL

Guide Price: £280,000

A well-presented three-bedroom townhouse arranged over three floors, offering flexible accommodation including a modern kitchen/breakfast room, generous sitting room with French doors to the garden, versatile study area, principal bedroom with en-suite shower room, enclosed low-maintenance rear garden and garage. The property is ideally suited to families, professionals and those seeking versatile living space.

Features

- Modern three-storey townhouse offering spacious and versatile accommodation
- Well-appointed kitchen/breakfast room with integrated oven, five-ring gas hob and breakfast bar
- Spacious sitting room with French doors opening onto the rear garden
- Useful understairs storage cupboard
- Versatile first-floor study area/landing space
- En-suite shower room to the principal bedroom
- Family bathroom fitted with a modern three-piece suite
- UPVC double glazing throughout
- Enclosed, low-maintenance rear garden with decked seating area
- Garage with power, lighting and roof storage



Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere.

For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling.

Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.



Ground Floor

A composite entrance door opens into a welcoming hallway with stairs rising to the first floor. From here, panel doors lead to the sitting room and cloakroom/WC, while a half-glazed door opens into the kitchen/breakfast room.

The cloakroom is fitted with a two-piece white suite comprising a low-level WC and pedestal wash hand basin, with an obscure UPVC double glazed window to the front, radiator, and tiled splashback areas.

The kitchen/breakfast room enjoys a front facing UPVC double glazed window and is fitted with a range of matching wall, base and drawer units. Features include a built-in oven with five-ring gas hob and extractor canopy over, stainless steel sink, plumbing for both a washing machine and dishwasher, space for a fridge/freezer, and a roll-top work surface with breakfast bar overhang. A radiator completes the room.

To the rear, the spacious sitting room benefits from UPVC double glazed French doors opening onto the garden, a radiator with decorative cover, and a useful built-in understairs storage cupboard.

First Floor

The landing has a UPVC double glazed window to the side and provides access to the principal first-floor accommodation. A versatile study area enjoys a front facing UPVC double glazed window and radiator, with stairs rising to the second floor.



Bedroom Two is a generous double room with two UPVC double glazed windows overlooking the rear garden, two radiators and a built-in double wardrobe. Bedroom Three features a UPVC double glazed window to the front and radiator.

The family bathroom is fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin and panelled bath with chrome mixer taps, shower over and glass shower screen. There is a radiator, tiled splashback areas and a built-in airing cupboard housing the pressurised hot water cylinder.

Second Floor

Occupying the entire top floor, the principal bedroom enjoys UPVC double glazed windows to both the front and side elevations, access to the loft space, built-in wardrobes, and useful eaves storage.

The en-suite shower room is fitted with a three-piece white suite comprising a low-level WC, shower cubicle and inset circular wash hand basin set within a vanity unit. Additional features include a rear-facing Velux window, radiator, extractor fan and tiled splashback areas.

Outside

To the rear is an enclosed, low-maintenance garden bounded by timber panel fencing. French doors from the sitting room open onto a decked patio area with steps leading down to the remainder of the garden. Well-stocked borders provide seasonal interest, and there is an outside tap together with gated pedestrian access to the side.

A rear pathway leads down steps to the communal parking area, where the property's garage is situated. The garage benefits from an up-and-over door, power, lighting, and useful roof storage. Access is via electrically operated gates shared by a small and exclusive residential community.

To the front of the property, grey slate chippings and a pathway lead to the entrance door, complemented by an outside light.



Viewing

Strictly by prior appointment via the selling 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.

Local Authority

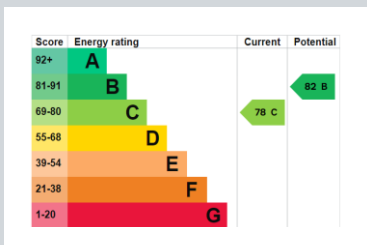
West Northamptonshire Council

Tel:0300-126700

Council Tax Band- D

Agents Note

There is an annual maintenance charge of £400.00 per annum towards maintaining the electric gates. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Howkins & Harrison

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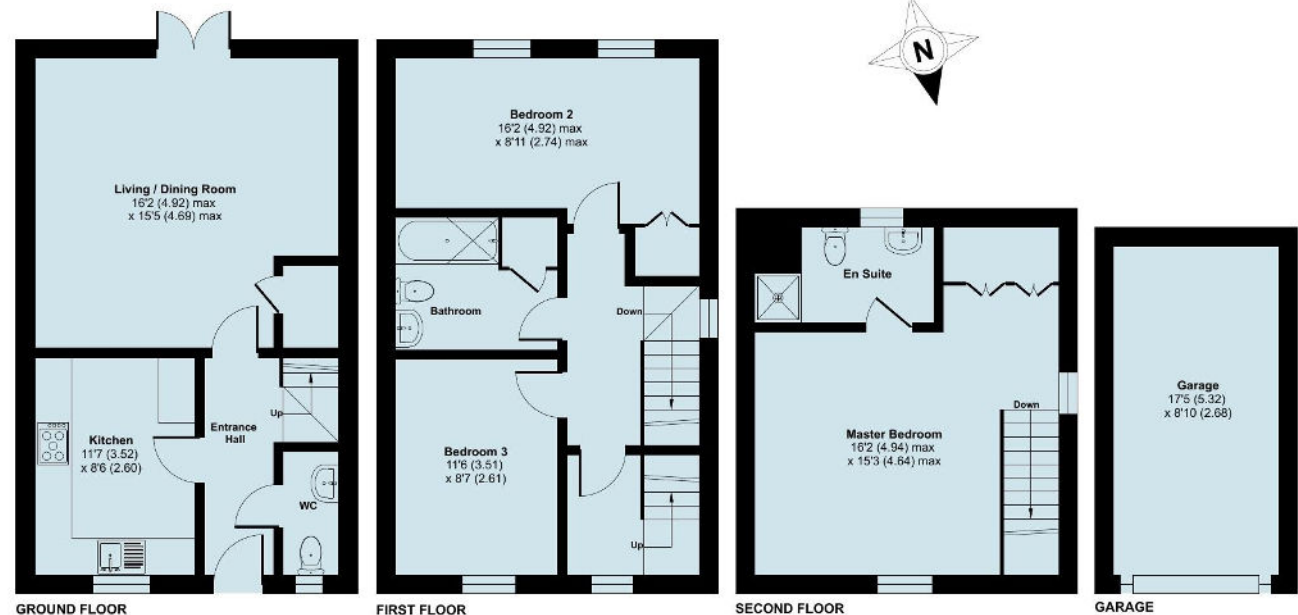
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Approximate Area = 1184 sq ft / 109.9 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1337 sq ft / 124.1 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). © nichcom 2025. Produced for Howkins & Harrison. REF: 1481028

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