

Daventry

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12 Glendower Close, Daventry
NN11 9GZ

£395,000



Situated within a quiet cul-de-sac on the sought-after Timken development, this well-presented four-bedroom detached family home offers generous and versatile accommodation, making it an ideal choice for modern family living.

The property opens into a welcoming entrance hall with doors leading to the principal ground floor rooms, including a bright and comfortable lounge featuring a pleasant bay window. There is also a useful ground floor cloakroom, a separate utility room, and a courtesy door providing direct access into the garage.

The impressive kitchen and dining area forms the heart of the home. The kitchen measures approximately 19' x 10'5 and is fitted with a range of integrated appliances, including a range cooker with three ovens and a separate warming oven, together with a floor-to-ceiling fridge/freezer. The kitchen is complemented by a 10' x 7'2 dining area, creating a fantastic open-plan space ideal for both family life and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light into the room and providing easy access outside.

To the first floor are four well-proportioned bedrooms, including two bedrooms benefiting from en-suite facilities, together with a family bathroom.

Outside, the property enjoys a pleasant and low-maintenance rear garden with a patio area, ideal for outdoor seating and entertaining. To the front is a single garage with driveway parking.

Further benefits include gas central heating and double glazing.



Ground Floor

First Floor

Total Area: 141.2 m² ... 1520 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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ESTATE AGENTS

Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.