

NEW INSTRUCTION



BENNETT CLOSE
Daventry, NN11 9NS

 **DAVID COSBY**
ESTATE AGENTS



Bennett Close

Daventry, NN11 9NS

Total GIA (Gross Internal Area) | Approx. 58 sqm (624 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Two-bedroom end terrace
- Off-road parking
- Full-width kitchen/diner
- Enclosed rear garden
- Traditional brick construction
- Popular residential location
- Well-presented throughout

Description

This well-presented two-bedroom end-terrace property is of traditional red facing brick construction beneath pitched and tiled roofs, with a front gabled dormer and a projecting tiled entrance porch. The accommodation is well arranged and practical, with a welcoming entrance hall leading to a comfortable sitting room and a full-width kitchen/dining room opening directly onto the rear garden, allowing for a strong connection between internal and external spaces.

The first floor provides two bedrooms and a family bathroom, with additional built-in storage from the landing. Overall, the property offers straightforward, low-maintenance accommodation that would be well suited to first-time buyers, downsizers or investors alike.

The property is located within the popular Timken area of Daventry, an established residential setting with convenient access to the town centre, local amenities and transport links.



A well-presented two-bedroom end-terrace home of traditional red brick construction, with off-road parking and a generous enclosed rear garden, set within the popular Timken area of Daventry.

The Property

Entrance Hall

Accessed via a part-glazed entrance door with a three-point locking system, the hallway provides a practical and welcoming arrival space. The floor is finished in parquet-effect sheet vinyl, with neutral décor to the walls. White panelled internal doors lead to the main sitting room and the ground-floor cloakroom, and heating is provided by a panel radiator.

Cloakroom

The ground-floor cloakroom is fitted with a close-coupled WC and a ceramic wash hand basin with chrome pillar taps. Parquet-effect sheet vinyl flooring continues from the entrance hall, complemented by neutral wall finishes and ceramic tiling to the splashback area. Mechanical extract ventilation is provided.

Sitting Room

A comfortable reception room with a large four-panel window to the front elevation, providing good natural light. The walls are neutrally decorated, and the floor is finished with cut-pile carpet, which continues to the quarter-winder staircase rising to the first-floor accommodation. A white panelled door leads through to the kitchen/dining room.

Kitchen/Dining Room

Occupying the full width of the rear elevation, the kitchen/dining room enjoys good natural light from a two-panel window and a full-height double-glazed door opening directly onto the rear garden—ideal for day-to-day access and outdoor dining. Timber-effect sheet vinyl flooring and neutral décor create a clean, practical finish. The kitchen is fitted with a modern range of flush-front base and wall units with roll-edge timber-effect worktops and ceramic tiled splashbacks. A stainless-steel sink with chrome mixer tap sits beneath the rear window, alongside a built-in four-ring electric hob with single oven below and an extractor hood above. There is space for a fridge/freezer and washing machine, and the wall-mounted boiler is neatly positioned to the rear right-hand corner. The room also provides a defined dining/breakfast area with space for a small table and chairs.





The Property

First Floor Landing

The galleried first-floor landing features chamfered balustrades with a profiled handrail and floors are finished with matching cut-pile carpet. The walls are bright and neutrally decorated, with natural light provided by a two-pane side window. White panelled doors lead to both bedrooms, the family bathroom and a useful overstairs airing cupboard housing the hot water cylinder, fitted with slatted pine shelving for linen and laundry storage.

Bedroom One

A well-proportioned double bedroom to the rear elevation, featuring a large four-panel window that provides good natural light. The room is finished with neutral décor and matching cut-pile carpet. Built-in storage is provided by two double-door wardrobes, each with a fitted hanging rail and upper shelving.

Bedroom Two

A flexible second bedroom to the front elevation, well suited to use as a guest room, nursery or home office. Two separate windows provide good natural light. The room is finished with neutral décor and matching cut-pile carpet.

Bathroom

The bathroom is fitted with a three-piece suite comprising a close-coupled WC, a pedestal wash hand basin with chrome mixer tap, and a bath with chrome mixer tap and a wall-mounted shower over. The room also benefits from mechanical extract ventilation and a shaver socket above the wash hand basin.



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Grounds

Front Aspect

Set back from Bennett Close, the property benefits from a driveway providing off-road parking, with additional on-street parking available to the recessed block-paved area to the front. A pathway and step leads to the main entrance beneath a projecting tiled canopy supported on gallows brackets. The remainder of the frontage is laid to gravel with established planting including rose and hydrangea, enclosed by a decorative metal boundary fence. A gated side access from the driveway leads through to the rear garden.

Rear Garden

The rear garden is a good-sized, enclosed space designed with both seating and lawned areas. Immediately to the rear of the property is a gravelled patio accessed directly from the kitchen/dining room, creating an easy indoor-outdoor connection. A substantial raised timber deck provides additional space for seating, outdoor dining and entertaining, and a solid timber garden shed offers useful storage for tools and furniture. Gravel borders and raised beds with planters have been arranged around the perimeter, with the central section laid mainly to lawn. To the rear right-hand side there is a further paved and gravel seating area with a trellis screen, and a semi-mature cherry tree towards the far end of the garden adds structure and seasonal interest. Boundaries are formed by a mixture of timber fencing and concrete post-and-panel fencing.



Location

Located in the established Timken area of Daventry, the property well placed for access to the town centre and everyday amenities, while retaining a largely residential feel. Nearby bus stops provide local connections, and the wider road network is readily accessible for commuters, including routes towards the A5, A45, A361 and the M1.

For rail services, Long Buckby station lies a short drive away (around 4–5 miles, depending on route), with direct trains running to Northampton and London Euston, as well as northbound services towards Rugby and Birmingham New Street.

Daventry offers a good range of shopping, leisure and schooling options, together with well-regarded green spaces. Daventry Country Park sits within roughly a mile of the town centre and is popular for walking and outdoor recreation, while Borough Hill—an important scheduled ancient monument and country park—offers wide views and well-used trails.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band B **EPC:** C **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available 1000Mbps

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale.

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Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



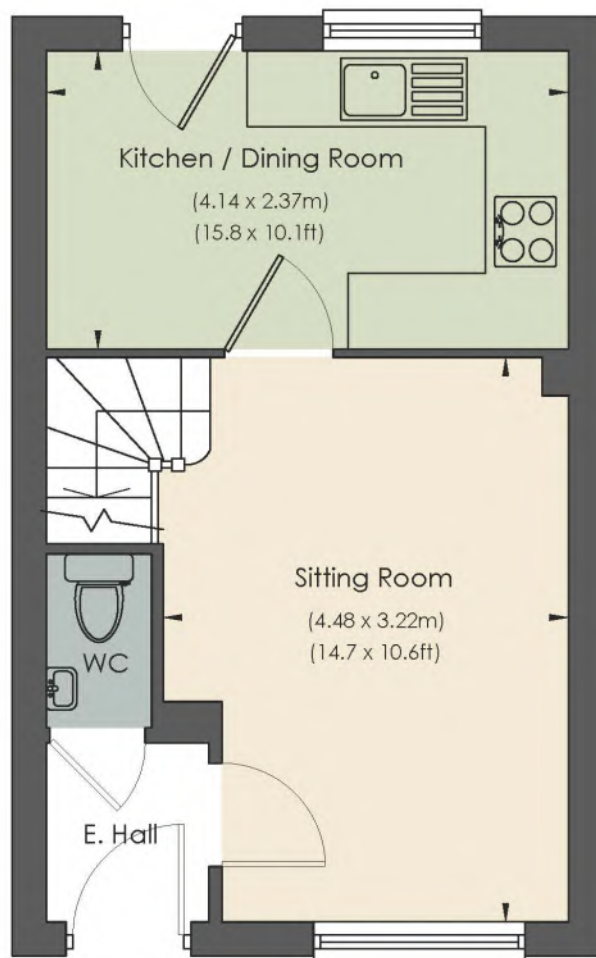
Bennett Close, Daventry, NN11 9NS

Approximate GIA (Gross Internal Area) = 58 sqm (624 sqft)

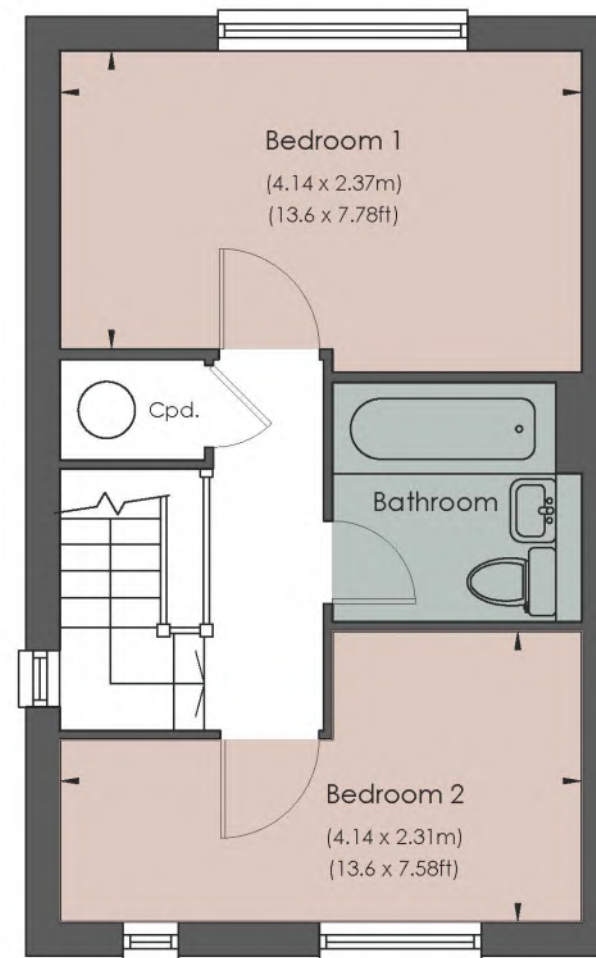


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 29 sqm (312 sqft)



FIRST FLOOR GIA = 29 sqm (312 sqft)



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