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## Timken Way, Daventry, NN11 9TD

£239,950 - Guide Price Town House



Department: Sales

Tenure: Freehold





## Property Summary

A spacious and well presented family home that offers versatile accommodation across three well designed floors, located on the ever popular Timken Estate, Daventry. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Town House
- ✓ En-Suite
- ✓ Well Proportioned Throughout
- ✓ WC
- ✓ 16 ft Lounge/Dining Room
- ✓ 18 ft Main Bedroom
- ✓ Dressing Room
- ✓ Close to Local Amenities & Town Centre
- ✓ No Onward Chain

# Property Overview

A spacious and well presented family home that offers versatile accommodation across three well designed floors, located on the ever popular Timken Estate, Daventry. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property.

The ground floor features a modern, well equipped kitchen with ample storage and workspace, as well as a bright and airy lounge/dining room that provides the ideal setting for everyday living and entertaining, with plenty of natural light enhancing the sense of space. A convenient downstairs WC completes the ground floor accommodation.

The first floor hosts two comfortable and well proportioned bedrooms, each offering flexibility for use as children's rooms, guest rooms, or home office space. A contemporary family bathroom serves this level, fitted with modern fixtures and a clean, neutral d?cor. The second floor is dedicated to an impressive main suite, boasting a generously sized bedroom, a private ensuite shower room, and a substantial walk in wardrobe that adds a touch of luxury and convenience.

Outside, the property benefits from an enclosed rear garden, offering a safe and private outdoor area perfect for relaxing, dining, or play. Low maintenance landscaping provides the opportunity to enjoy the space year round, making it a wonderful extension of the home.

EPC Rating: C. Council Tax Band: C.

## GROUND FLOOR

## HALLWAY

## LOUNGE/DINING ROOM

## KITCHEN

## WC

**FIRST FLOOR**

**LANDING**

**BEDROOM TWO**

**BEDROOM THREE**

**BATHROOM**

**TOP FLOOR**

**LANDING**

**BEDROOM ONE**

**EN-SUITE**

**STORAGE/DRESSING AREA**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Town House

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

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, On Street

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

## AGENTS NOTES

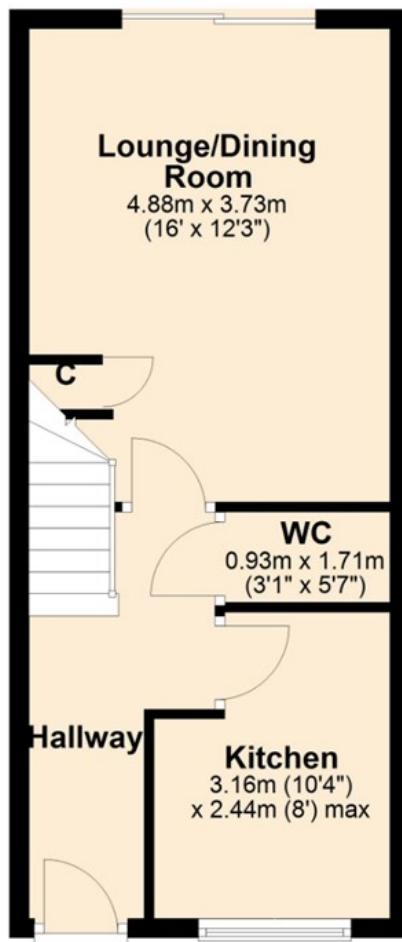
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to

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# Floorplan

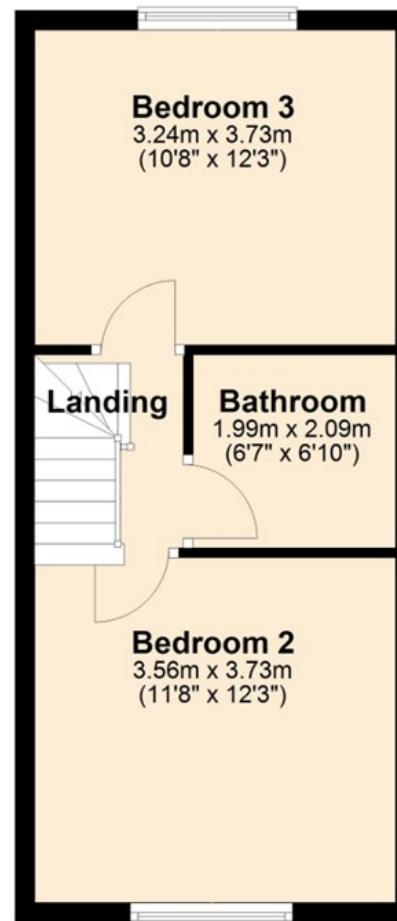
## Ground Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



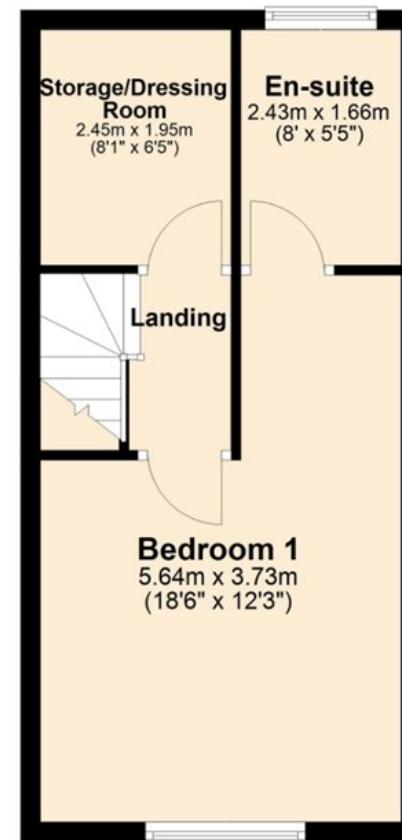
## First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



## Top Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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