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# Vernier Close, Timken Estate, NN11 9FR

£365,000 - Guide Price Detached

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Department: Sales

Tenure: Freehold



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## Property Summary

Welcoming to market this four bedroom detached house, located in the popular Timken Estate in Daventry. This ideal family home displays well portioned accommodation throughout.

## Features & Utilities

- ✓ Four Bedrooms
- ✓ Detached
- ✓ Well Presented
- ✓ Multiple Off Road Parking
- ✓ Study/Playroom
- ✓ Cul-de-Sac Position
- ✓ En-Suite to Main Bedroom
- ✓ Utility Room
- ✓ Downstairs WC
- ✓ uPVC Double Glazing & Gas Central Heating

# Property Overview

Welcoming to market this four bedroom detached house, located in the popular Timken Estate in Daventry. This ideal family home displays well portioned accommodation throughout. Ground floor accommodation comprises entrance hall with cloakroom, dining room, and a lounge that opens into a study/playroom, along with a kitchen and utility room. On the first floor, you will find four bedrooms, including a primary suite with en-suite and built in wardrobes, plus a family bathroom. Outside, the home offers a private, enclosed rear garden and off-road parking for multiple vehicles. EPC Rating: TBC. Council Tax Band: D.

## HALLWAY

Composite door with single glazed stained glass decorative panels. uPVC double glazed window to side. Radiator. Staircase leading to first floor. Access to:

## LOUNGE 4.31m x 3.20m (14'2" x 10'6")

uPVC double glazed bay window to front elevation. French doors leading to study. Two radiators.

## STUDY 2.70m x 2.91m (8'10" x 9'7")

uPVC double glazed doors to rear elevation. Radiator. Wood effect laminate flooring.

## KITCHEN 2.65m x 4.20m (8'8" x 13'9")

uPVC double glazed window to rear elevation. Tiled flooring. Range of wall mounted and base level units. Roll top work surface over. Double oven and induction hob. Stainless steel sink with stainless steel taps. Space for white goods. Tiling to splashback areas.

## UTILITY ROOM 1.99m x 1.76m (6'6" x 5'9")

uPVC double glazed door leading to garden. Wall mounted and base units with roll top work surface. Stainless steel sink. Space for white goods. Tiling to splashback areas.

## DINING ROOM 4.96m x 2.48m (16'3" x 8'2")

uPVC double glazed window to front elevation. Radiator. Wood effect laminate flooring.

## WC

Low level WC. Wash hand basin in vanity unit. Full height tiling. Radiator.

## FIRST FLOOR LANDING

Access to loft space. Access to adjoining rooms.

## BEDROOM ONE 4.03m x 3.43m (13'3" x 11'3")

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes. Access to en-suite

## EN-SUITE 1.38m x 2.23m (4'6" x 7'4")

uPVC obscure double glazed window to side elevation. Low level WC. Wash hand basin in vanity unit. Shower. Full height tiling.

## BEDROOM TWO 3.73m x 2.56m (12'3" x 8'5")

uPVC double glazed window to rear elevation.

## BEDROOM THREE 2.09m x 2.74m (6'10" x 8'12")

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM FOUR 3.08m x 2.87m (10'1" x 9'5")

Dual aspect uPVC double glazed windows to front elevation. Radiator.

## OUTSIDE

### FRONT GARDEN

Driveway for multiple off road parking. Lawn frontage with mature borders. Access to front door.

### REAR GARDEN

Patio entertainment area. Mainly laid to lawn. Enclosed by wooden panelled fencing and brick walls. Mature borders. Gated side access.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

## **MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – D

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, Driveway

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

## **AGENTS NOTES**

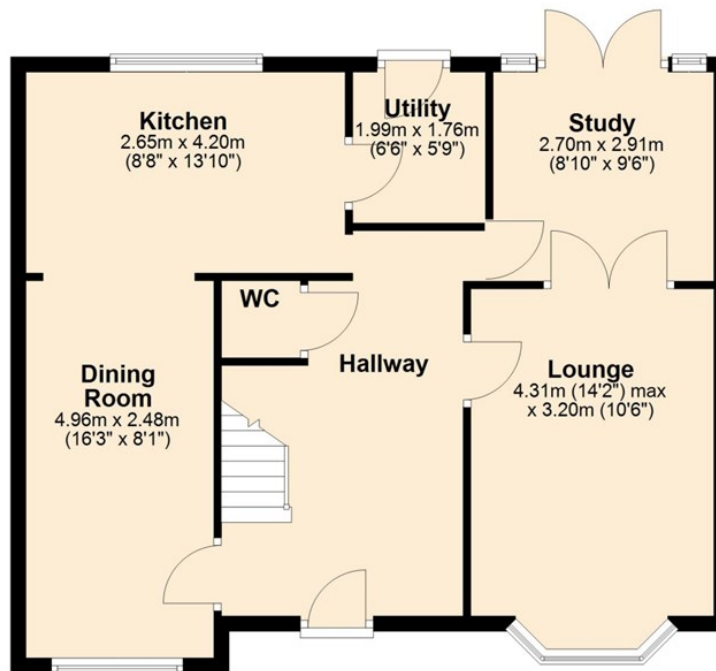
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# Floorplan

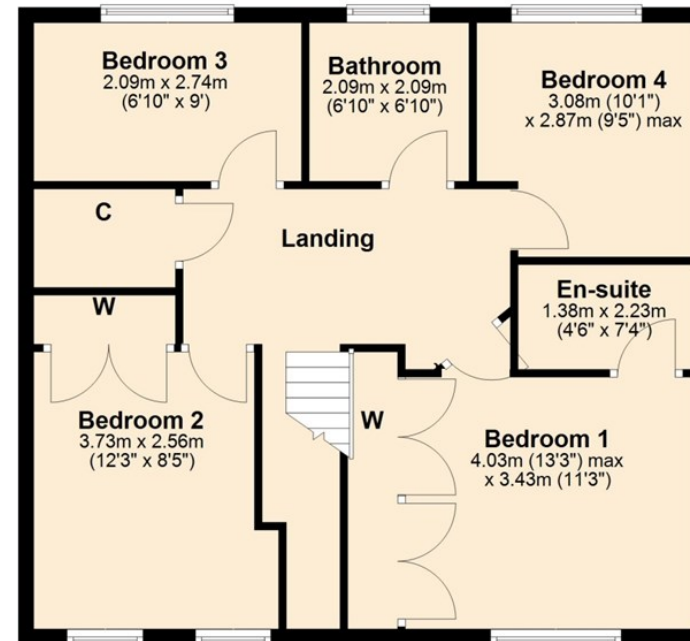
## Ground Floor

Approx. 66.6 sq. metres (716.8 sq. feet)



## First Floor

Approx. 69.4 sq. metres (747.4 sq. feet)



Total area: approx. 136.0 sq. metres (1464.1 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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