

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

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2 Coughton Close, Daventry  
NN11 8AW

£267,500



This well presented three-bedroom townhouse, situated on the edge of Daventry within the highly sought-after Middlemore development, offers generous living space, secure off-road parking and is available with no upper chain.

Arranged over three floors, the property provides modern and versatile accommodation, perfect for a growing family. A true highlight is the impressive top-floor principal suite, complete with a dressing area, fitted wardrobes and a stylish en-suite shower room.

The accommodation briefly comprises: entrance hallway, cloakroom, kitchen and spacious lounge to the ground floor; two excellent double bedrooms, and family bathroom to the first floor; and the superb main bedroom suite occupying the entire second floor.

On entering, you are welcomed by a spacious hallway leading to a well-appointed kitchen, offering an excellent range of base and eye-level units, integrated oven and hob, and ample space for additional appliances. There is also plenty of room for a table, making this a practical and sociable space.

The lounge is a bright and generous room, flooded with natural light from double patio doors that open onto the rear garden. This versatile space could easily accommodate a dining area or home office. A useful storage cupboard provides ideal space for coats and household essentials. A convenient cloakroom completes the ground floor.

The first floor hosts two well-proportioned double bedrooms, with bedroom two benefiting from fitted wardrobes. The family bathroom is fitted with a bath, wash basin and WC. A small landing area offers the perfect spot for a compact home office.

The second floor is dedicated to the principal bedroom - a fantastic, spacious retreat featuring a dressing area with fitted wardrobes and a modern en-suite shower room.

Externally, the property enjoys a rear garden designed for low maintenance with a lawn and patio, an ideal place to relax and unwind. To the rear is secure car port parking.

The location is superb, with scenic waterside and countryside walks virtually on the doorstep. A local shop with post office and a welcoming pub are within easy walking distance, while regular bus routes provide access to Daventry town centre, Rugby and Northampton. For commuters, the property is conveniently positioned close to major road links including the M1, M6, A5, A361 and A45. Long Buckby railway station is approximately five miles away, offering frequent services to London Euston and Birmingham New Street.

**Kitchen**  
3.50m (11'6") x 2.56m (8'5")

**Lounge/Diner**  
4.94m (16'2") x 4.66m (15'3")

**First Floor**  
**Bedroom 2**  
5.15m (16'11") x 2.74m (9')

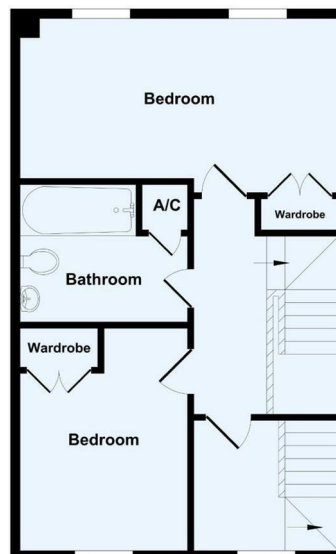
**Bedroom 3**  
3.52m (11'7") x 2.53m

**Study**  
2.52m (8'3") x 2.27m (7'5")

**Second Floor**  
**Main Bedroom**  
4.75m (15'7") x 3.94m (12'11")



Ground Floor  
Approx. Floor  
Area 40.72 Sq.M.  
(438 Sq.Ft.)



First Floor  
Approx. Floor  
Area 40.72 Sq.M.  
(438 Sq.Ft.)



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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.