

Daventry

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**1 Wharf Close, Northampton
NN7 4GR**

Guide price £550,000



Situated within the highly sought-after Dodford Wharf Farm development, this exceptional four-bedroom detached family home occupies a generous corner plot and enjoys a delightful countryside setting surrounded by attractive green spaces. Combining modern design, high-quality finishes, and a range of thoughtful upgrades, this superb home offers an outstanding opportunity for family living.

The heart of the property is the stunning dual-aspect kitchen/dining room, providing a bright and versatile space for everyday living and entertaining. A separate study with an attractive bay window offers the ideal work-from-home environment, while the spacious living room features a recently installed log-burning stove, fitted by Coles for Fires in 2023, creating a warm and inviting focal point. Bi-fold doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces.

The first floor offers four well-proportioned bedrooms, including an impressive principal suite with dressing area and en-suite shower room. Bedroom two also benefits from its own en-suite, whilst the remaining bedrooms are served by a contemporary family bathroom. Karndean flooring has been fitted throughout the ground floor and all three bathrooms, enhancing both style and practicality.

Occupying a generous corner position, the beautifully maintained rear garden is enclosed by attractive brick walls and features a variety of mature trees including Magnolia, Pear, Plum and Apple. The garden also benefits from two patio seating areas, an outside tap and a garden shed, creating a wonderful space for relaxing and entertaining.

Further benefits include a detached garage with power, lighting, alarm system and electric roller door, together with ample driveway parking. The property is protected by the remainder of a 10-year ICW warranty, with over six years remaining. Additional features include a comprehensive alarm system covering both the house and garage, Nest dual-zone heating controls, a partially boarded loft with power, lighting and ladder access, satellite connection, vertical blinds to principal windows, and a number of recent improvements including redecoration of the entrance hall, cloakroom, staircase and landing, along with upgraded vanity units and sinks within the en-suite shower rooms.

Offering an enviable combination of countryside surroundings, contemporary design and extensive upgrades, this superb family home is ready to move straight into and enjoy.

Key Features

- Four-bedroom detached family home on a generous corner plot
- Sought-after Dodford Wharf Farm development
- Over six years remaining on ICW new home warranty
- Stunning dual-aspect kitchen/dining room
- Spacious living room with bi-fold doors and log-burning stove
- Separate study with attractive bay window
- Principal bedroom with dressing area and en-suite shower room
- Second bedroom with en-suite facilities
- Contemporary family bathroom
- Karndean flooring throughout the ground floor and all bathrooms
- Beautiful walled rear garden with Magnolia, Pear, Plum and Apple trees
- Two patio entertaining areas, garden shed and outside tap
- Detached garage with power, lighting, alarm and electric door
- Ample driveway parking
- Nest dual-zone heating and hot water controls
- Comprehensive alarm system covering house and garage
- Part-boarded loft with ladder access, power and lighting
- Recent cosmetic improvements throughout
- Excellent access to Weedon, Daventry and major road networks
- Ideal for modern family living and entertaining



Total Area: 147.3 m² ... 1585 ft²



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.