



ORCHARD STREET
Drayton, Daventry, NN11 9EU



DAVID COSBY
ESTATE AGENTS



Orchard Street

Drayton, Daventry, NN11 9EU

Total GIA Floor Area | Approx. 167 sqm (1798 sqft)

Features

- Six Bedroom Family Home
- Desirable Drayton Location
- Scope for improvement and modernisation
- Split-Level Rear Garden
- Large, detached Brick Workshop
- In-and-Out Driveway
- Integral Carport
- Generous Living Space

Description

An extended six-bedroom semi-detached family home, set on an elevated plot in the sought-after Drayton area of Daventry with potential for modernisation.

Constructed from buff-facing brickwork beneath pitched tiled roofs, the property benefits from a private in-and-out driveway providing off-road parking and access to an integral carport.

Internally, the ground floor offers a spacious entrance hall, a dual-aspect sitting room with a decorative fireplace, a conservatory with garden views, a functional kitchen with ample storage and appliance space, a dining room with direct garden access, a utility room, and a convenient ground floor WC. First floor accommodation comprises six bedrooms, including three doubles and two singles, one of which is currently used as a study. These are served by a family bathroom fitted with a three-piece suite.

The rear garden is generously sized and split-level, with a block-paved lower section leading to a large detached workshop with a pitched roof. Gated access from this area leads to a higher-level lawned garden, providing a versatile outdoor space.



Once a small hamlet, Drayton is now enclosed by the larger market town of Daventry which provides a good variety of modern conveniences, surrounded by beautiful countryside and picturesque villages.

The Property

Entrance Porch

Accessed via a part-glazed panel door and fitted with ceramic tiling. A six-panel door leads to a ground floor WC with casement window providing natural light.

Entrance Hall

Quarter winder stairs lead to the first-floor accommodation and doors finished in solid oak and panelled pine provide access to the kitchen and sitting room.

Sitting Room

Situated at the front right-hand side of the property, this dual-aspect room features a three-unit double-glazed window overlooking the front aspect. An archway at the rear of the room leads to double-glazed sliding doors, which provide access to the conservatory. The flooring is laid with cut-pile carpeting, and the room includes a decorative fireplace with a cast-iron insert and a tiled hearth.

Conservatory

Located at the rear right-hand side of the property, the conservatory includes double-glazed French doors with full-height side casements and a mono-pitched roof. The space provides views over the rear garden.

Kitchen

The kitchen is fitted with a range of cottage-style base and wall units, complete with roll-top work surfaces. It includes a stainless-steel sink with a half bowl, drainer, and chrome mixer tap. The layout accommodates a five-burner range with an extractor hood and light, along with space for a large fridge-freezer and a dishwasher. The kitchen offers direct access to the dining room and a casement window to the rear elevation provide natural lighting.

Dining Room

Positioned at the rear left-hand side of the property, the dining room provides ample space for a dining table and chairs. Double-glazed French doors with full-height side casements open onto the rear garden. The room features timber laminate flooring, and a panelled door provides access to the utility area.

Utility Room

A practical space with plumbing for a washing machine, the utility room includes a frosted aluminium double-glazed door that provides access to the side carport.



The Property

First Floor Landing

A fixed-case double-glazed window to the front aspect provides natural light and panelled doors offer access to all bedrooms and the family bathroom while an airing cupboard with slatted pine shelving provides practical linen storage.

Bedroom 1

A spacious double bedroom located at the rear right-hand side of the property. This room features a three-unit window overlooking the rear garden and a part-vaulted ceiling.

Bedroom 2

This double bedroom is positioned at the rear left-hand side of the property and benefits from excellent natural lighting through two separate four-unit casement windows overlooking the rear garden.

Bedroom 3

Situated at the front right-hand side of the property, this double bedroom includes a three-unit window overlooking the front aspect, and walls are finished with part-decorative lining paper.

Bedroom 4

A single bedroom located at the rear centre of the property. This room features part-decorative lining paper, timber laminate flooring, and a three-unit window with views over the rear aspect.

Bedroom 5

A single bedroom positioned on the left-hand side of the property. It includes timber laminate flooring and a three-unit window overlooking the front aspect.

Bedroom 6

Currently serving as a study, this room includes fitted perimeter shelving, providing practical workspace solutions and a three-unit frosted window overlooks the front aspect.

Family Bathroom

The family bathroom is fitted with a three-piece suite, including a double-ended bath with a chrome mixer tap and shower over, a ceramic wash hand basin mounted on a pedestal with a chrome mixer tap, and a close-coupled WC. The flooring is finished with riven-effect ceramic tiles, and the walls are fully tiled with contrasting borders. A three-unit window to the front aspect provides natural light.



Grounds

Front Aspect

The property is set back from Orchard Street and benefits from an in-and-out driveway, providing ample block-paved off-road parking. The driveway leads to an integral carport with double swing doors and a separate pedestrian access point. Planted borders frame the edges of the block-paved drive, and steps lead up to the main gabled front entrance porch, which features a gravelled area to the side beneath the projecting canopy, ideal for potted plants. The perimeter boundaries are defined by traditional stone walling at the front, complete with raised stone piers and finished with cock-and-hen copings.

Rear Garden

To the rear of the property is a generously sized split-level garden, offering both practical and recreational outdoor spaces. The lower level features a block-paved area, providing a suitable space for outdoor seating or entertaining. This area leads to a large, detached brick-built workshop with a pitched and tiled roof, offering potential for a variety of uses, such as storage, hobbies, or a home workspace.

Gated access leads to a second, higher-level garden with steps leading up to a lawned area, which is enclosed by close-boarded perimeter fencing, providing a private and secure space for families or pets.

Workshop

The property benefits from a large, detached brick-built workshop, situated at the rear of the garden. Constructed under a pitched and tiled roof, this versatile space offers significant potential for a range of uses, such as storage, hobbies, or a home workspace.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

Once a small hamlet, Drayton is now enclosed by the larger market town of Daventry which provides a good variety of modern conveniences, surrounded by beautiful countryside and picturesque villages.

Daventry boasts a pedestrianised area through which runs the historic Sheaf Street – a delightful retail area with many Listed buildings which offer a variety of independent shopping and quaint cafes. The town centre also provide larger retail outlets, and excellent sporting facilities.

For those who enjoy the outdoors, there are plenty of walks to explore nearby, such as Daventry Country Park and the famous Borough Hill, which is noted for its rich history, featuring remnants of an Iron Age hill fort and Roman settlement, making it an area of significant archaeological interest.

Daventry also offers superb commuting links for professionals and families alike. Sitting at the heart of England's motorway network ensures easy access to major routes like the M1, M6, and M45. For those preferring public transport, Long Buckby railway station is a short drive away, offering regular services to Birmingham, Northampton, and London, making daily commutes or weekend getaways convenient.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

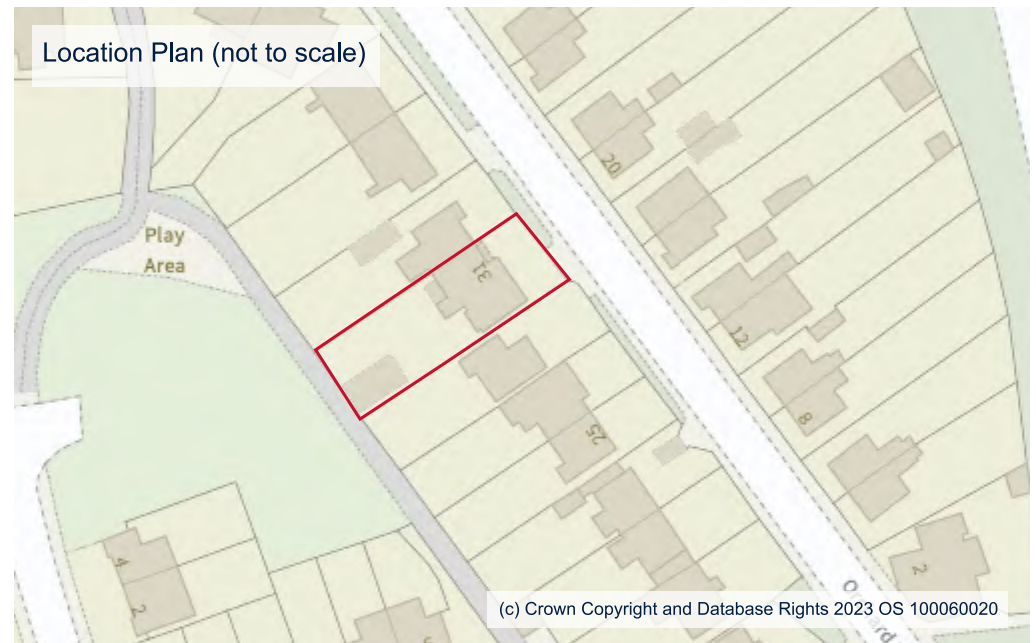
Services: Water, Drainage, Gas & Electricity

Council Tax: Band C **EPC:** Rating E

Broadband: Full Fibre Broadband is available

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



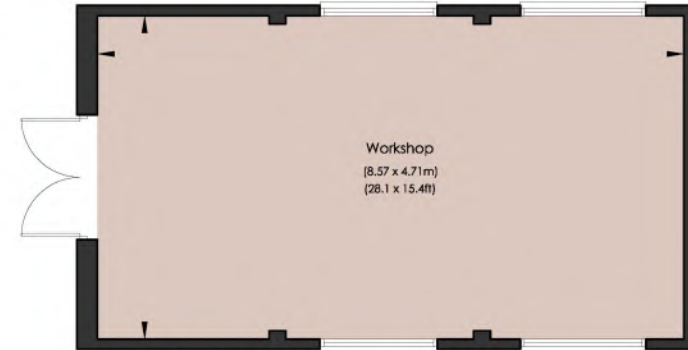
Orchard Street, Drayton, Daventry, NN11

Approximate GIA (Gross Internal Floor Area) Exc. Workshop = 167 sqm (1798 sqft)



David Cosby Chartered Surveyors & Estate Agents

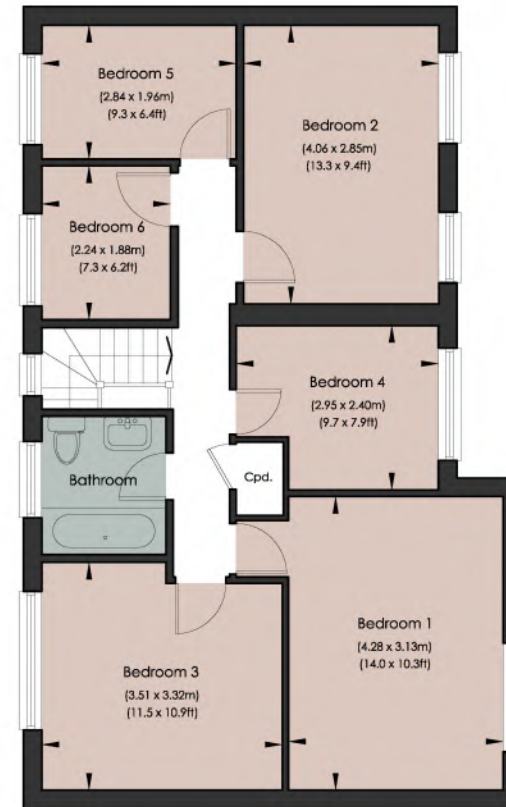
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



WORKSHOP GIA = 40 sqm (431 sqft) (LOCATION NOT RELATIVE)



GROUND FLOOR GIA = 98 sqm (1055 sqft)



FIRST FLOOR GIA = 69 sqm (743 sqft)



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Thinking of Selling?



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