

NEW INSTRUCTION



BAKERS LANE

Norton, Daventry, NN11 2EL



DAVID COSBY
ESTATE AGENTS



Bakers Lane

Norton, Daventry, NN11 2EL

Total GIA Inc. Garage | Approx. 174 sqm (1873 sqft)

Features

- Detached five-bedroom family home
- Quiet cul-de-sac location within the village of Norton
- Far-reaching countryside views to the rear
- Spacious dual-aspect sitting room
- Attached single garage with power and lighting
- Detached brick-built outbuilding beneath a tiled roof
- Large gravel driveway providing ample off-road parking
- Well-tended gardens to front and rear with patio and lawn
- Offered for sale with no onward chain

Description

Situated in the desirable village of Norton, this well-presented detached five-bedroom home occupies a quiet cul-de-sac position with far-reaching countryside views to the rear.

Built in the late 1980s from warm multi-red facing brick beneath pitched tiled roofs, the property stands on a generous plot of around 0.15 acres. The front aspect features a single-storey projection incorporating the main entrance porch and extending across the sitting room, forming an attractive frontage.

The accommodation includes an entrance porch, cloakroom, central hallway, spacious dual-aspect sitting room with feature fireplace, Edwardian-style conservatory, and a well-appointed kitchen/breakfast room with adjoining dining room and separate utility. To the first floor there are five bedrooms, including a principal bedroom with en-suite shower room, and a family bathroom. Externally, the property benefits from a large gravel driveway, attached single garage, and well-tended gardens to both front and rear. The rear garden features a generous patio, detached brick-built outbuilding, and enjoys uninterrupted countryside views across open Northamptonshire farmland.



A well-presented five-bedroom family home in a peaceful village setting, enjoying generous gardens and uninterrupted countryside views. A rare opportunity to secure a spacious property in a sought-after location with excellent access to nearby amenities and transport links.

Accommodation

Entrance Porch

The property is accessed via a part-glazed entrance door with a five-point locking mechanism. The floor is finished with durable coir matting, and the walls are decorated in a duck egg blue emulsion. A white six-panel door leads to the ground floor cloakroom, with a part-glazed internal door opening through to the main entrance hall.

Ground Floor Cloakroom

Fitted with a close-coupled WC and a wall-mounted ceramic wash hand basin with chrome pillar taps. The room features half-height ceramic wall tiling and benefits from natural light via a frosted window to the front aspect.

Entrance Hall

A centrally located entrance hall with white six-panel doors opening to the main sitting room and kitchen. There is a large under-stairs storage cupboard fitted with shelving and lighting. The floor is finished with high-quality wood-effect boards, and the walls have decorative lining paper. A flight of timber stairs with a quarter winder, loop-pile carpet, and ranch-style handrail rises to the first-floor accommodation.

Sitting Room

A spacious dual-aspect room enjoying excellent natural light from a three-unit casement window to the front elevation and double-glazed sliding doors opening to the rear conservatory. The arrangement provides borrowed light and pleasant, uninterrupted countryside views. The floor is finished with a loop-pile carpet, and the walls are neutrally decorated with perimeter coving. Heating is provided by low-level skirting heaters, and there is a feature gas fire with a stone surround and tiled hearth.

Conservatory

An Edwardian-style hipped conservatory with perimeter double glazing and patio doors opening to the terrace. Constructed on matching facing brick dwarf walls, the room features ceramic tiled flooring and benefits from power points and wall-mounted lighting.





The Property

Kitchen

Located to the rear of the property, the kitchen is fitted with a range of high-quality Shaker-style base and wall units with chamfered white quartz work surfaces and matching upstands. The floor is finished with high-quality timber-effect boards, and a large two-unit window above the double Belfast-style sink provides attractive views over the garden and surrounding countryside.

Built-in appliances include a fridge freezer, Bosch dishwasher, Bosch four-burner induction hob with brushed chrome Capel extractor hood above, and a Bosch double electric oven with separate Bosch microwave. The quartz work surface extends to form a practical breakfast bar and serving area, and there is a matching Shaker-style dresser unit providing additional storage. An open archway leads through to the main dining room, creating a natural connection between these two sociable and functional spaces.

Dining Room

A well-proportioned room with ample space for a large dining table and chairs. A two-unit casement window to the front elevation provides good natural light, and the timber-effect flooring continues through from the kitchen.

Utility Room

Located to the rear left-hand side of the property, the utility room provides a practical workspace fitted with laminated flush base and wall units, roll-top work surfaces, and a stainless-steel sink with drainer and pillar taps. The floor is finished with terracotta tiling, and a panelled door with a top-hung casement light opens to the rear garden.

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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.



The Property

First Floor Landing

A spacious galleried landing with white ranch-style handrails and neutrally decorated walls with perimeter coving.

Bedroom One

A well-proportioned double bedroom located to the rear right-hand side of the property, featuring a large two-unit window providing excellent natural light and attractive countryside views. The floor is finished with loop-pile carpet, and there is ample space for freestanding furniture.

En-Suite

Fitted with a modern three-piece suite with neutral large-format ceramic wall tiling, complemented by Aqua panels within the shower area. A frosted casement window to the rear elevation provides natural light and ventilation.

Bedroom Two

A double bedroom located to the front left-hand side of the property, featuring a large two-unit window overlooking the front garden and providing good natural light.

Bedroom Three

A smaller double bedroom located to the rear left-hand side of the property, featuring a two-unit window with pleasant countryside views. The floor is finished with loop-pile carpet, and the walls include decorative motif transfers, making it ideal as a child's bedroom.

Bedroom Four

A smaller double bedroom located to the front centre of the property, featuring a two-unit window overlooking the front elevation and a built-in cupboard providing useful storage.

Bedroom Five

A single bedroom located to the front right-hand side of the property, suitable for use as a guest room or home office. A large three-unit window provides views over the front elevation.

Bathroom

Fitted with a traditional three-piece suite, comprising a panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, and close-coupled WC. The walls are part tiled in a soft neutral tone with decorative floral inserts, and a frosted window provides natural light and ventilation. The floor is finished with a practical slip-resistant vinyl covering.





Grounds

Front Aspect

The property is situated at the end of Baker's Lane within a quiet cul-de-sac, occupying a plot of approximately 0.15 acres. It is approached via a gravel driveway with a central landscaped garden and established perimeter planting, including Mountain Ash and Guelder Rose. Boundaries comprise timber post-and-rail fencing to the right-hand side and low-level brick walling to the left. There is gated access on both sides leading to the rear garden.

Rear Garden

The rear garden offers a delightful outdoor space with a large lawn and a generous patio area providing ample room for outdoor dining and entertaining. The patio extends along the left-hand boundary to a detached brick outbuilding, and the garden is framed by well-tended perimeter shrubs that provide seasonal colour. A particular feature of the property is the uninterrupted countryside view.

Outbuildings

A useful brick-built outbuilding beneath a pitched tiled roof is situated to the rear of the garden. Accessed via a slatted timber ledged, framed and braced door, the space offers versatile use and is fitted with work surfaces, currently arranged as a potting shed and garden store. Natural light is provided by a fixed glazed window to the front elevation, and the floor is formed in solid concrete.

Garage

The attached single garage is accessed via an aluminium up-and-over door and provides practical space for parking and storage. The interior features exposed facing brickwork, a concrete screed floor, and a plasterboard ceiling finished with skim and emulsion. Fitted shelving has been installed to the rear elevation, and the garage benefits from power and lighting.



Location

Norton is a picturesque village in West Northamptonshire, situated approximately two miles east of Daventry and eleven miles west of Northampton. The village offers a peaceful rural setting with convenient access to major road networks, including the A5 and the M1 motorway at Junction 16, around seven miles to the southeast. The nearest railway station is at Long Buckby, approximately three miles away, providing regular services to Birmingham and London Euston.

At the heart of the village stands All Saints Church, a fine medieval building with a clerestoried nave and embattled western tower, reflecting Norton's long-established history and character. Local amenities include a public house, village hall, and parish church, while a wider range of shops and services can be found in nearby Daventry and Long Buckby.

For families, there are excellent schooling options in Daventry and Northampton, with several well-regarded independent schools available in Northampton, Brackley, and Rugby.

Norton provides an ideal setting for those seeking a traditional village lifestyle within easy reach of surrounding towns, schools, and transport links.

Property Information

Local Authority: West Northamptonshire Council

Services: Mains Water, Drainage, & Electricity with Gas via Sunken Propane Tank

Council Tax: Band E **EPC:** E

Broadband: Ultra Fast Broadband Available

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale.

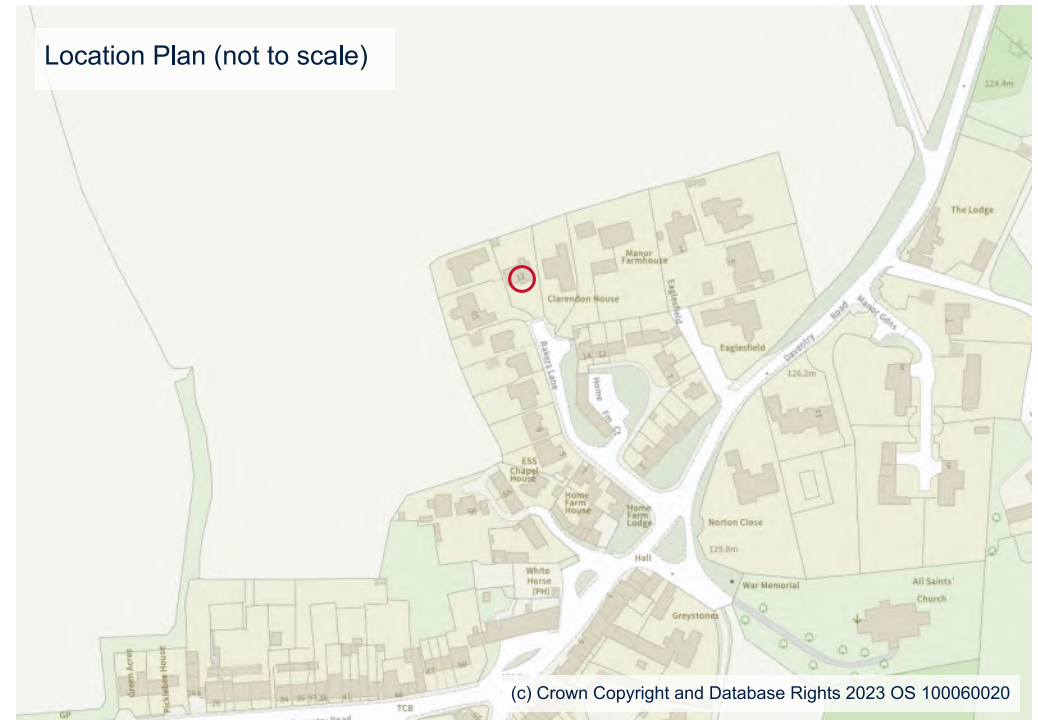
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Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.

Indicative Site Plan (not to scale)



Location Plan (not to scale)



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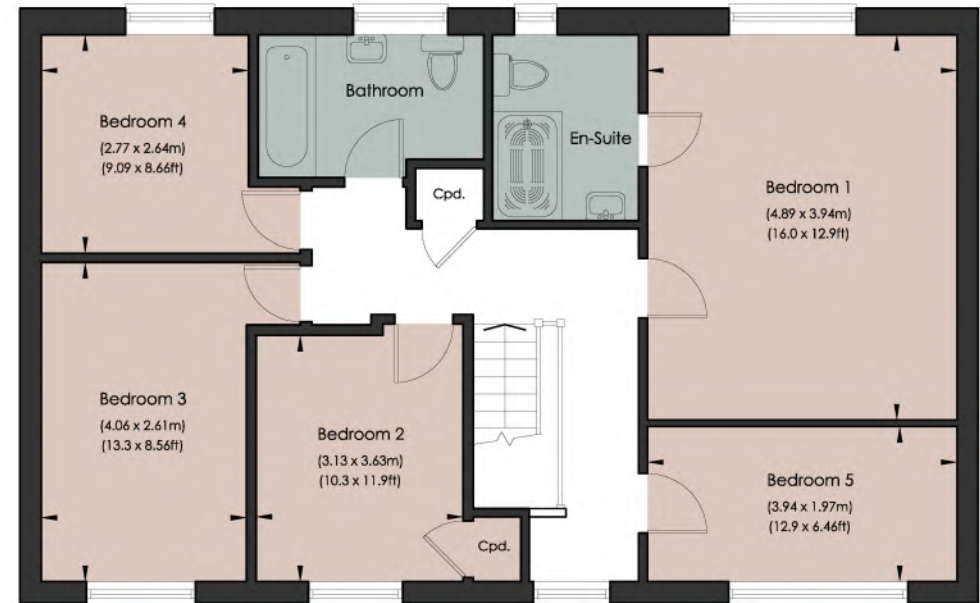
Approximate GIA (Gross Internal Area) Inc. Garage = 174 sqm (1873 sqft)



GROUND FLOOR GIA = 93 sqm (1001 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.



GROUND FLOOR GIA = 81 sqm (872 sqft)



NORTON

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