



1 Gould Close, Braunston, Northamptonshire, NN11 7HN

HOWKINS &
HARRISON

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Northamptonshire,
NN11 7HN

Guide Price: £330,000

An extended three bedroom detached property located in the heart of the popular Northamptonshire village of Braunston. This beautifully presented property features an extended kitchen/breakfast room and has a single garage and off-road parking.

Features

- Beautifully presented property
- Spacious principal bedroom with two further bedrooms
- Extended kitchen/breakfast room
- Engineered oak flooring to the ground floor
- Landscaped rear garden
- Off road parking
- Single garage
- Popular village location
- Energy Rating-D



Location

The well appointed village of Braunston is situated on a hill above the A45 and the Grand Union Canal/Oxford Canal. The village contains several pubs (The Boathouse, The Admiral Nelson, The Plough, and The Wheatsheaf), a village shop with Post Office facilities, a fish and chip shop, hairdressers, a butchers and a primary school. The village Church in Braunston is the All Saints church.

The spire on the church colon is a landmark from both road and canal and attracts many visitors. Braunston Marina is a beautiful and popular location, hosting several boating events each year. There's an excellent bus route and the village has great activities to take part in. This sought after village sits on the Northamptonshire/Warwickshire border and is excellently positioned for the A45 road links as well as rail links.



Ground Floor

A UPVC door provides access to a useful porch fitted with engineered oak flooring which extends through to the cloakroom fitted with corner wash hand basin and WC. The oak flooring continues through to the sitting room which has stairs rising to the first floor, an attractive bay window which overlooks the front aspect with the focal point of the room being a log burning stove over a black granite hearth. A door from the sitting room provides access to the extended kitchen/breakfast room which is fitted with a variety of light oak wall and base units including display cabinets, numerous drawers and wine storage with work surfaces over. There is a useful island unit which provides additional preparation space and storage. A breakfast bar separates the kitchen from the dining/seating area with vaulted ceiling and Velux windows which affords lots of natural light to the room. Doors to the rear lead to the garden with a further door leading to the side elevation. Integrated appliances include an electric hob with extractor fan over, double electric oven, fridge/freezer and dishwasher.



First Floor

From the landing doors lead to three bedrooms and the family bathroom. The principal bedroom extends across the rear of the property overlooking the garden with dual aspect windows and fitted wardrobes and drawers to one wall. There are two further bedrooms both of which overlook the front aspect. The family bathroom is fully tiled with attractive mosaic inserts which complement the mosaic flooring and is fitted with a bath with shower and shower screen over, WC and wash hand basin.

Outside

To the front of the property there is a block paved drive with parking for two vehicles in front of a single garage. The low maintenance front garden is mainly laid to lawn edged with sleepers with a slate border and side gate which leads to the landscaped rear garden which is also mainly laid to lawn with sleeper edges and mature planted borders with a combination of close board, picket and mature hedging bounding the property. There is a paved and pebbled area to the side of the property.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 01327 316880.

Fixtures and Fittings

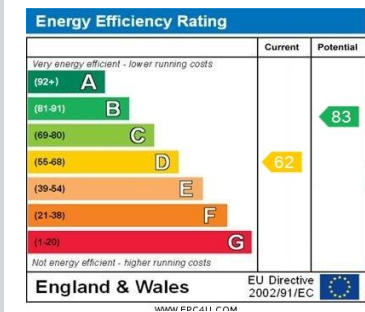
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band – C



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316800
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



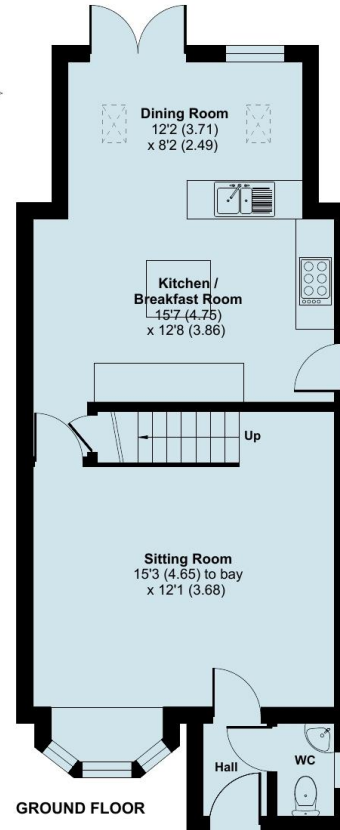
Gould Close, Braunston, Daventry, NN11

Approximate Area = 947 sq ft / 87.9 sq m

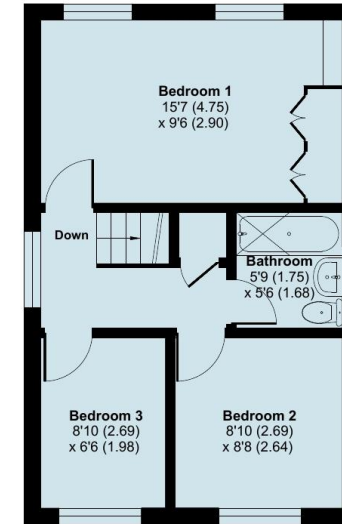
Garage = 139 sq ft / 12.9 sq m

Total = 1086 sq ft / 100.8 sq m

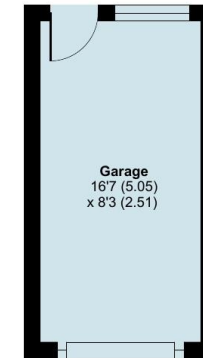
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage
16'7 (5.05)
x 8'3 (2.51)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1191567

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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