



47 Ploughman Drive, Woodford Halse, Daventry, Northampton, NN11 3UJ

HOWKINS &
HARRISON

47 Ploughman Drive, Woodford Halse, Daventry, Northamptonshire, NN11 9BE

Offers In Excess of: £320,000

A well-appointed three-bedroom semi-detached home presented over three floors, less than 10 years old with a driveway and garage, situated in the recently developed and sought-after area of Woodford Halse within walking distance to local school, shops and amenities.

Features

- Completed upward chain
- Three bedroom semi-detached property
- Driveway and garage
- Master bedroom with en-suite
- Two further double bedrooms
- Family bathroom
- Kitchen/breakfast room
- Lounge/diner
- Conservatory
- Energy Rating- B



Location

This property is situated in the village of Woodford Halse which is approximately eight miles from both Banbury and the market town of Daventry. Both towns provide a range of everyday facilities and amenities together with access to J11 of the M40 with the M1 being approximately 12 miles to the North at J16. There are main line railway stations at both Banbury (London 50 mins) and Rugby (London 57 mins) 16 miles distance. There are more than the usual amenities in the village including primary school, range of shops, traditional butcher, florist, chemist, library, restaurant and public house. The village is surrounded by unspoilt rolling countryside where there are a number of points of interest including Fawsley Hall Hotel and Park, National Trust Canons Ashby adjoining the beauty spot of Badby Woods. There is a wide range of both independent and state schools in the area including Bloxham, Warwick, Rugby and Stowe.



Ground Floor

The property is entered through a composite Upvc door stepping into the entrance hall with wood effect laminate flooring, stairs rising to the first floor accommodation and doors to all principal rooms including the downstairs cloakroom. The fitted kitchen/breakfast room has a range of wall mounted and floor standing cabinets, working surfaces incorporating a 1.5 sink unit, built in electric oven, gas hob and extractor over, integrated appliances to include fridge/freezer, washing machine and dishwasher. The spacious lounge/diner follows through French Upvc doors into the conservatory overlooking the rear garden.

First Floor

There are two double bedrooms and family bathroom with shower over bath, WC and wash basin, and stairs rising to the second floor.

Second Floor

The top floor boasts a large master bedroom enjoying an en-suite shower room.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327 316880.

Fixtures and Fittings

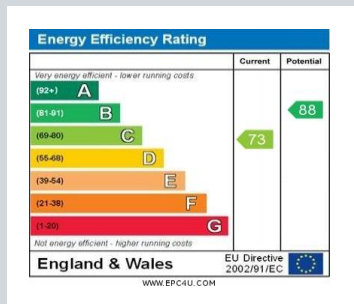
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

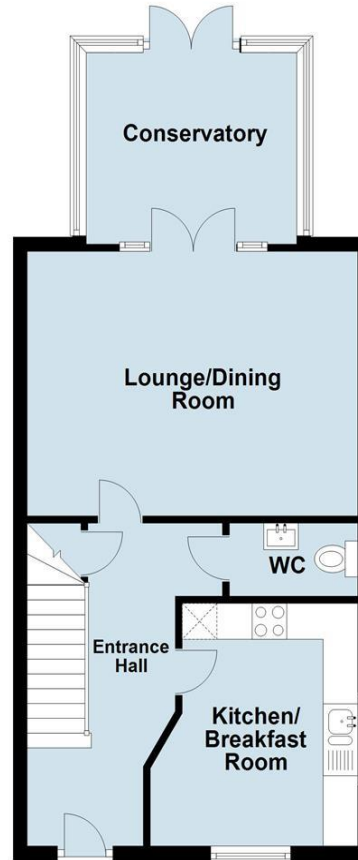
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

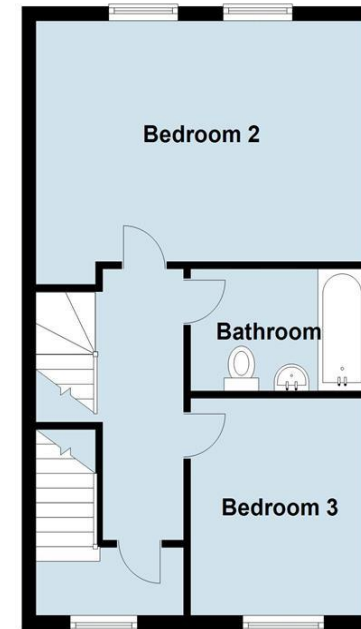
West Northamptonshire Council
Tel: 0300-126700
Council Tax Band - C



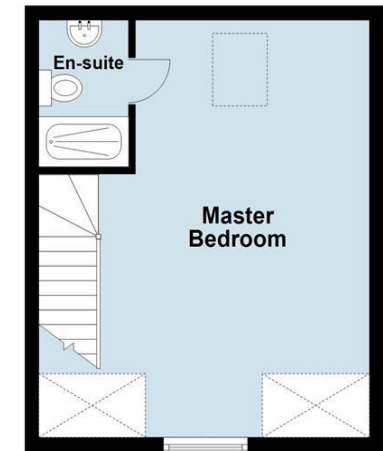
Ground Floor
Approx. 48.0 sq. metres (516.2 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.1 sq. feet)



Second Floor
Approx. 27.7 sq. metres (298.5 sq. feet)



Total area: approx. 114.1 sq. metres (1227.7 sq. feet)

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.

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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