



4 The Paddock, Welton, Northamptonshire, NN11 2JL

HOWKINS &
HARRISON

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Guide Price: £415,000

A charming extended three-bedroom semi-detached home, tucked away in a peaceful cul-de-sac in the popular village of Welton. The property features an open-plan kitchen with bifold doors leading to the garden, a utility room, a downstairs shower room, and a versatile garden room, perfect for relaxing or entertaining.

Features

- Three bedroom semi-detached
- Family shower room upstairs
- Open plan kitchen with central island
- Bi-fold doors to rear garden
- Rear garden office
- Log burner
- Fully tiled downstairs shower room with underfloor heating
- Garage
- Living roof
- EPC Rating - C



Location

Welton is a highly regarded village situated about two miles north of Daventry and 11 miles west of Northampton, with Rugby approximately seven miles to the north. The village offers a blend of rural charm and convenient transport links, including easy access to the M1 at junctions 16 and 18 and nearby railway stations at Long Buckby and Rugby, both providing services to London Euston in around an hour. Local amenities include St Martin's Parish Church, Welton CE Academy - a well-regarded Church of England primary school - Welton Village Hall, and The White Horse pub, which hosts community events such as the annual Soapbox Derby.

The surrounding area provides a wide range of schooling options for all ages, both state and independent, and diverse recreational opportunities. Sporting activities include golf at Daventry, Staverton, and Hellidon Lakes, sailing at Draycote Water, Pitsford, and Hollowell Reservoirs, horse racing at Towcester, and motor racing at Silverstone. The nearby Grand Union Canal and local marinas offer scenic routes for narrowboat enthusiasts, making Welton an appealing location for families and individuals seeking a balance of village tranquility and accessibility to amenities.



Ground Floor

Entered via a composite front door with uPVC double-glazed obscure side panels, the property opens into a welcoming hallway with access to the sitting room and a highly practical utility/boot room. Designed for modern family living, the utility offers fitted wall and base units, stainless steel one-and-a-half bowl sink, quality work surfaces, tiled splashbacks and wood flooring, with a side porch and rear garden access providing excellent day-to-day practicality.

The sitting room is warm and inviting, featuring a characterful cast iron log burner, radiator and a uPVC double-glazed window to the front elevation. An inner hallway leads through to a stylish, fully tiled shower room with electric underfloor heating, heated towel rail, vanity basin, low-level WC and enclosed shower.

The heart of the home is the impressive open-plan kitchen, dining and family room, enhanced by a part-vaulted ceiling and abundant natural light. The contemporary kitchen is fitted with sleek units, FENIX work surfaces, complemented by integrated oven and microwave and an electric hob with Faber extractor and a central island. The dining and family areas enjoy picture windows and bi-fold doors opening directly onto the garden, creating a seamless and elegant indoor-outdoor living space perfectly suited to family life and entertaining.



First Floor

The first-floor landing features contemporary panelled doors leading to three bedrooms and a beautifully refitted shower room. The principal bedroom enjoys vinyl laminated flooring, a dual-aspect outlook with uPVC double-glazed windows, radiator and useful eaves storage. A particular highlight is the attractive outlook over the garden and roof garden beyond. Bedroom two benefits from a window to the side elevation, vinyl laminated flooring and additional storage within the eaves. Bedroom three overlooks the front elevation and is fitted with a range of shelving and drawers, complemented by a freestanding triple wardrobe, making it an ideal child's bedroom, guest room or home office.

Outside

The rear garden is fully enclosed and offers a high degree of privacy, with a paved patio linking the rear porch to the bi-fold doors and providing a seamless transition from indoor to outdoor living. A pedestrian door provides access to the garage. The garden is thoughtfully landscaped with a variety of shrubs, trees, flowering beds, a greenhouse, fruit cage and a shaped lawn that wraps around the property. Beyond the main garden, a secluded area unfolds with additional trees, lawn and a timber shed, offering a tranquil retreat. The living roof adds a unique, eco-friendly feature to the rear extension.

A versatile garden office is accessed via double uPVC doors and features a picture window overlooking the garden, power and lighting, internet ethernet connection, tongue-and-groove clad walls and laminated flooring, ideal as a garden office or gym. The oil tank is discreetly positioned and concealed behind timber fencing. The garage is equipped with power and lighting and features an electric roller door. Side pedestrian access is available via a timber gate, adding further convenience and security.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

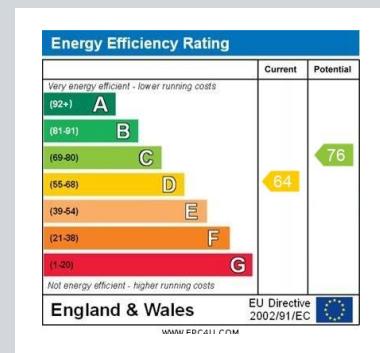
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



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Approximate Gross Internal Area 1257 sq ft - 116 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 812 sq ft - 75 sq m

First Floor Area 445 sq ft - 41 sq m

Garage Area 190 sq ft - 18 sq m

Outbuilding Area 88 sq ft - 8 sq m

N



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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