



Rosebank, The Broadway, Norton, Daventry,
Northamptonshire, NN11 2NG

HOWKINS &
HARRISON

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Norton, Daventry,
Northamptonshire, NN11 2NG

Guide Price: £385,000

A well-presented detached bungalow occupying a prominent, elevated plot, located on a quiet lane in the sought-after village of Norton. The property benefits from off-road parking and a detached garage, with front and rear gardens, and is ideally positioned on the outskirts of Daventry, offering convenient access to Northampton and excellent transport links via Long Buckby Train Station.

Features

- Detached three bedroom bungalow
- Off-road parking and single garage
- Spacious sitting room
- Fitted kitchen
- Family bathroom
- Conservatory
- Front and rear gardens
- Good transport links
- Village location
- EPC Rating - F



Location

Norton is a charming village located just 2 miles East from Daventry which is known for its picturesque countryside and rich history dating back to Roman times. Although relatively small, Norton is part of a vibrant rural community with local amenities within walking distance including a public house with "take away" fish and chip service, the beautiful All Saints church, and a village hall. The area is also well-situated for outdoor activities, such as walking, cycling, and enjoying the surrounding countryside.

This well serviced village offers convenient access to major road links including the A5 and M1, sitting within short commute to Long Buckby station providing swift rail connections to London Euston and Birmingham New Street, and even more amenities further afield such as 'Heart of the Shires Shopping Village'. A community bus service runs to Daventry a couple days a week, during the day but not at work or school times which must be pre-booked.

Norton, like much of Daventry, has benefitted from the expansion of nearby towns, such as Northampton and Rugby, making it a desirable location for those who seek the peace and charm of village life but still want access to urban conveniences.



Ground Floor

The front door steps into a welcoming entrance hallway that provides access to all principal rooms. The home boasts three generously sized double bedrooms and a well-appointed kitchen featuring a range of wall and base cabinets, complemented by work surfaces and a 1.5 bowl sink with drainer. Integrated appliances include an electric oven and hob with extractor fan above, a dishwasher, and an undercounter fridge/freezer. In the kitchen there is a cupboard housing the boiler.

A handy lean-to adjoins the kitchen, offering additional storage and access to both the front and rear of the property. The spacious sitting room features a brick fireplace and inset multi fuel fire, creating a cosy focal point. Sliding patio doors lead through to the conservatory, where you can enjoy views of the rear garden. Recently refitted, the contemporary bathroom provides a P shaped bathtub with electric Triton shower over with curved glass shower screen, WC, wash basin and fully tiled and chrome towel rail.





Outside

At the front, you'll find a neat lawn bordered by mature shrubs, trees, and rose beds, creating a welcoming approach to the property via paved steps, and continues round to convenient side access.

The rear garden is a good size, mostly laid to lawn and well-screened by trees and shrubs for privacy. It includes some established rose bushes and a practical area ideal for a shed or further planting, the garden continues to the side offering a sizeable plot and enjoys the sunshine which follows the garden around throughout the day. A great outdoor space to enjoy and make your own.



A well-presented detached bungalow occupying a prominent, elevated plot, located on a quiet lane in the sought-after village of Norton.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

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.

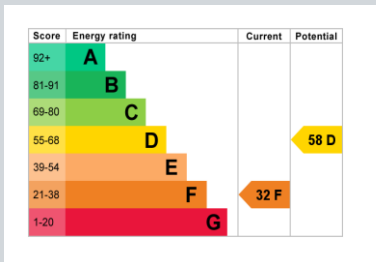
Local Authority

West Northamptonshire Council

Council Tax Band-D

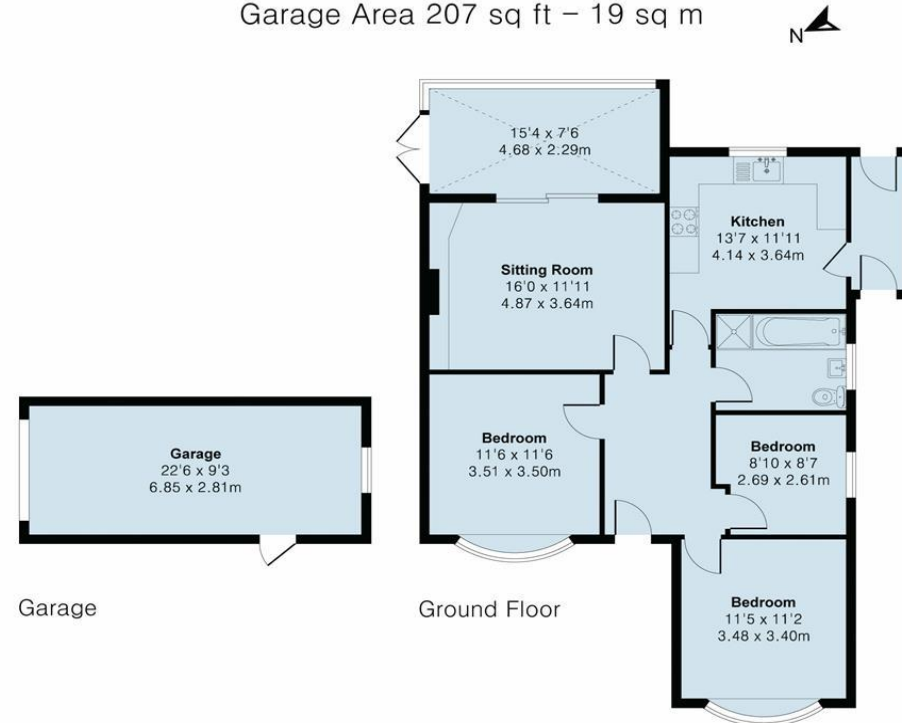
Agents Note

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



**Approximate Gross Internal Area 1022 sq ft - 95 sq m
(Excluding Garage)**

Garage Area 207 sq ft - 19 sq m



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.



Howkins & Harrison

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