



32 Bradbury Road, Newnham, Daventry, NN11 3HD

DEBBIE COX
Your personal estate agent **exp** UK

**32 Bradbury Road
Newnham
Daventry
NN11 3HD**

Guide Price: £350,000

Situated in a popular residential area within a well-established village with a strong sense of community, a detached family home offering well-proportioned accommodation, attractive and established gardens, ample off-road parking and a detached garage. Recent improvements include a new roof, new garage roof and new gas boiler.

The property provides a comfortable layout for family life, while also offering an excellent opportunity for a new owner to update and personalise the accommodation to their own taste and requirements.

A particular feature is the generous rear garden, which is well stocked and offers a variety of spaces for relaxing, entertaining and gardening.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



GROUND FLOOR

Entrance Porch

The property is approached via a full-height obscure double-glazed entrance door with matching obscure double-glazed window. The entrance porch provides useful storage, with a cupboard and wall-mounted shelving, together with an obscure glazed door leading through to the lounge/diner.

Lounge/Diner

A welcoming and versatile reception room with a sitting area featuring a full-length window overlooking the front elevation, allowing plenty of natural light into the room. Stairs rise to the first floor. The dining area is conveniently positioned between the conservatory and kitchen/breakfast room, creating a practical flow between the main living and entertaining spaces.

Kitchen/Breakfast Room

The kitchen/breakfast room has been extended by the current owners, creating a generous and versatile space with plenty of room for family life and entertaining. The kitchen is fitted with a range of base and eye-level units, incorporating a display cabinet, with worktop surfaces and tiled splashback areas. Integrated appliances include a double oven and gas hob, while there is also space for a washing machine. A double-glazed window overlooks the rear garden, while a double-glazed door leads through to a useful pantry. A further double-glazed door provides access through to the front of the property.

Conservatory

A delightful room overlooking the well-stocked rear garden, providing a lovely additional space in which to relax and enjoy the outlook. The conservatory is of brick-based construction with double-glazed windows. Double-glazed doors open onto the rear patio, with a further glazed door providing access to the property. For convenience, there is also direct access from the conservatory through to the kitchen/breakfast room.







FIRST FLOOR

Landing

The first-floor landing provides access to the loft space and an airing cupboard housing the hot water tank, together with useful linen shelving.

Bedroom One

A good-sized principal bedroom with a double-glazed window overlooking the front elevation, radiator and ample space for wardrobes.

Bedroom Two

A further well-proportioned bedroom with a double-glazed window overlooking the rear elevation, together with a small double-glazed window to the side elevation.

Bedroom Three

A third bedroom with a double-glazed window overlooking the front elevation.

Family Bathroom

The family bathroom has an obscure double-glazed window to the rear elevation and full-height tiling. The suite comprises a low-level flush WC, pedestal wash hand basin and large shower cubicle with mixer taps and shower attachment over. A heated towel rail completes the room.



OUTSIDE

Front Garden & Parking

The front garden is predominantly laid to lawn, with a pathway leading to the front door and a side access gate. There is ample off-road parking, with double gated access leading through to the rear garden and providing vehicle access to the side of the property. The lawned area is surrounded by well-established planting, creating an attractive and mature approach to the property.

Rear Garden

The rear garden is undoubtedly one of the property's highlights. Well stocked and thoughtfully established, it offers a good combination of lawn, patio and planting, providing plenty of space for both gardening and outdoor entertaining. Steps from the conservatory lead down to a substantial paved patio area. The garden also features a pond with gravel edging, mature planting and established fruit trees, including apple and pear trees. A lawned area provides further space, and there is a lean-to greenhouse.

To the side of the garage is a further greenhouse, together with an area well suited to growing vegetables, making the garden particularly appealing to those with an interest in gardening. The rear garden is enclosed by timber fan-panelled fencing.

Side Garden

The side of the property provides a substantial additional area which is fully paved and offers excellent versatility. There is a pedestrian access gate, together with a double timber gate providing vehicle access to the side of the property.

Detached Garage

The detached garage is of brick construction and benefits from light and power, together with windows to the rear and side elevations. Double wooden doors provide vehicle access.



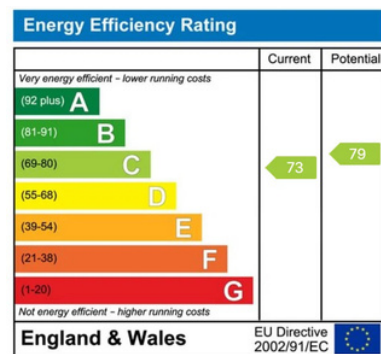
LOCATION

Newnham is an exceptionally popular village in this part of the County, situated only a few miles from Daventry town for its local conveniences, but enjoying the benefits of the open countryside and the many public footpaths it has to offer. The village boasts amenities to include 'Maria's Kitchen' formerly The Romer Arms pub, St Michael and All Angels Church, village primary school, allotments and an active village hall, as well as many local groups and activities. The village has its own website 'newnhamvillage.co.uk' where you can access information about village events and activities.

Newnham is conveniently located approximately 2 miles away from Daventry for your day to day shopping needs. Travelling in an easterly direction gives access to the A45 to Northampton and M1(J16) approximately 10 miles away. The local rail stations are Long Buckby, Rugby, Northampton and Banbury, with services reaching London, Birmingham and the rest of the country. Daventry Area Community Transport (DACT) scheme offers transportation for the elderly and disabled for hospital appointments or other medical purposes.

Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/8500-6213-0122-6623-3363> or contact the agent for a copy in PDF format.



Total: 1041 sq. Ft, 96 m²
Ground Floor: 627 sq. Ft, 58 M², : 0 sq. Ft, 0 M², 1st Floor: 414 sq. Ft, 38 m²
Excluded Areas: Porch: 23 sq. Ft, 2 M², Garage: 211 sq. Ft, 20 M², Greenhouse: 118 sq. Ft, 11 M²,
Walls: 150 sq. Ft, 14 m²



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