



53 Balliol Road, Stefan Hill, Daventry, Northamptonshire, NN11 4RE

HOWKINS &
HARRISON

53 Balliol Road, Stefan Hill,
Daventry, Northamptonshire,
NN11 4RE

Guide Price: £219,950

A well-proportioned three-bedroom semi-detached home situated in the established Stefan Hill area of Daventry. Offered with no onward chain, this property is ideal for families and first-time buyers looking for a property with great potential to personalise.

The home benefits from spacious living accommodation, off-road parking for up to three vehicles and a private rear garden, providing a comfortable and practical family environment.

Features

- Semi-detached property
- Offered with no onward chain
- Located in the established Stefan Hill area
- Close to local amenities, schools and parks
- Private enclosed rear garden
- Spacious accommodation with versatile living spaces
- Block-paved driveway with off-road parking for up to three vehicles
- Family bathroom
- EPC Rating - C



Location

Nestled on the western edge of Daventry, Stefan Hill is a well-established and sought-after residential area offering a peaceful suburban lifestyle just moments from the town centre. The neighbourhood is known for its friendly community feel, tree-lined streets, and a wide variety of well-presented homes ranging from spacious detached and semi-detached houses to attractive modern terraces — ideal for families, first-time buyers, and downsizers alike. Stefan Hill enjoys an enviable position within easy reach of Daventry town centre, offering a comprehensive range of shops, cafés, supermarkets, and leisure facilities. Local convenience stores, a medical practice, and a choice of takeaways are all within walking distance, while the Stefan Hill Sports Ground and surrounding green areas provide outdoor recreation on the doorstep.

Commuters benefit from easy access to the A45, A5, and M1 motorway network, placing Northampton, Rugby, and Coventry all within comfortable reach. The nearest mainline station at Long Buckby (around 4 miles away) provides regular services to London Euston and Birmingham New Street.

Agents Note

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



Ground Floor

The property is approached via a canopy porch leading to a small entrance hallway. From here, stairs rise to the first floor and a door leads into the large lounge/diner, which is dual-aspect, bright and inviting. A bay window to the front floods the room with natural light, while patio doors at the rear provide access to the garden and create a pleasant indoor/outdoor flow. The space is generously proportioned, providing ample room for both relaxing and dining. The kitchen is fitted with wooden base and eye-level units, a stainless-steel sink and drainer, gas hob with extractor and an under-counter oven. There is space for a fridge and washing machine and an under-stairs cupboard offers convenient additional storage. A door from the kitchen leads directly to the rear garden, making access simple for outdoor entertaining and family activities.

First Floor

On the first floor, the property offers three bedrooms and a family bathroom. Bedroom one is a large double with a front-facing window, bedroom two is a generous double overlooking the rear and bedroom three is a single bedroom or office space, also with a rear aspect. The family bathroom is fitted with a corner curved shower, WC and basin, and has a front-facing window. Loft access is available from the landing, providing additional storage options.

Outside

The property is approached via a generous block paved driveway at the front, providing parking for three cars. Borders are planted with shrubs and a fence with side gate gives secure access to the rear garden. The rear garden is private, fully fenced and not overlooked. Directly from the back door, there is a paved patio stretching across the back of the house and along the side, including a wooden shed. Steps lead up to a good-sized lawn area, bordered by mature shrubs and trees, offering a peaceful, secluded setting for relaxation or play.

Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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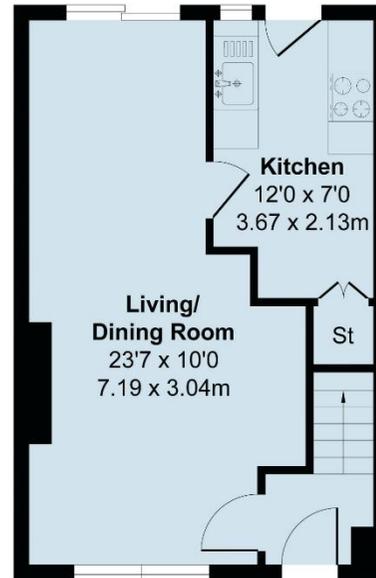
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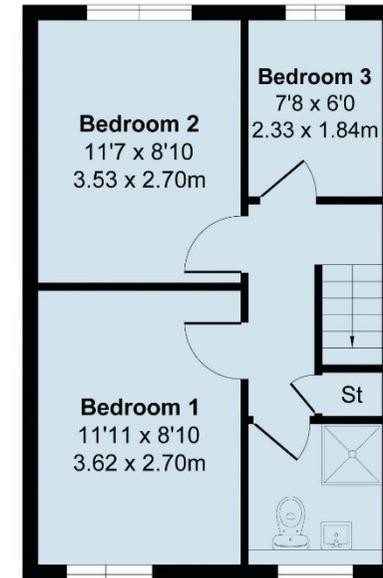
Approximate Gross Internal Area 708 sq ft - 66 sq m

Ground Floor Area 354 sq ft – 33 sq m

First Floor Area 354 sq ft – 33 sq m



Ground Floor



First Floor



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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