



33 Balliol Road, Daventry, Northamptonshire, NN11 4RE

HOWKINS &
HARRISON

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A four-bedroom detached family home located in a cul-de-sac position on a corner plot. The property has been extended to create a dual aspect sitting room and a primary bedroom with an en-suite. The kitchen/breakfast room overlooks the rear garden which offers a good degree of privacy.

Features

- Detached family home
- Extended to create extra living and bedroom space
- Kitchen/breakfast room
- Dining hall and sitting room
- Four bedrooms
- En-suite and family bathroom
- Off-road parking
- Enclosed side and rear garden
- EPC Rating - C



Ground Floor

Accessed via a uPVC double glazed front door, the entrance porch features laminate flooring and a panelled internal door leading into the dining room. The dining room offers a staircase rising to the first floor, radiator, laminate flooring and a uPVC double glazed window to the front aspect, with panelled doors providing access to both the kitchen/breakfast room and sitting room.

The sitting room is a bright and well-proportioned reception space with a uPVC double glazed window to the front and double-glazed patio doors opening to the rear garden. The room is enhanced by a feature fireplace with inset gas coal-effect fire and marble hearth, together with laminate flooring and a radiator. The kitchen/breakfast room enjoys a uPVC double glazed window and patio doors to the rear, providing direct access to the garden. Fitted with tiled flooring and a range of white wall and base units with roll-top work surfaces, the kitchen includes a double oven, four-ring gas hob with extractor over, plumbing for a dishwasher, and space for an under-counter fridge. There is ample space for a breakfast table, along with display shelving, understairs storage, and a door leading to the garage, which is currently used as a storage room. The garage further benefits from plumbing for a washing machine, a wall-mounted gas boiler, and the addition of power and lighting.



First Floor

The first floor landing provides access to the loft and features display shelving, with panelled doors leading off to the adjoining rooms.

The primary bedroom benefits from uPVC double glazed windows to both the front and rear elevations, laminate flooring and a door leading to the en-suite. The en-suite comprises a white three-piece suite including low level WC, pedestal wash hand basin and shower cubicle, with tiled splashbacks and an obscure uPVC double glazed window to the front.

Bedroom two enjoys a uPVC double glazed window to the rear and laminate flooring, while bedroom three has a uPVC double glazed window to the front aspect together with a radiator. Bedroom four also features a uPVC double glazed window to the front.

The family bathroom is fitted with a white three-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with Triton power shower over. The room benefits from tiled splashback areas and a built-in airing cupboard with shelving.



Outside

The rear garden offers a good degree of privacy and is north-west facing, being fully enclosed by timber fencing. A paved patio extends immediately from the property, providing an ideal seating and entertaining area, with access leading onto a lawned garden. The space is well stocked with a variety of established shrubs and trees, creating a pleasant and mature outlook. The patio continues to the side of the property, enhancing the usable outdoor space.

In addition, there is a timber shed/workshop set on a paved base, benefitting from power and lighting. Pedestrian access to the front is available via a wrought iron gate.

Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere. For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling. Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.

Agents Note

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



