



April Rise, 2 Long Row Close, Everdon, Northamptonshire, NN11 3BE

HOWKINS &
HARRISON

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Everdon, Northamptonshire,
NN11 3BE

Offers in Excess Of: £450,000

A beautifully presented four-bedroom family home offering a welcoming hallway, two reception rooms and a stylish open-plan kitchen/dining/family room. Features include a cast iron wood-burning stove set in reclaimed brick fireplace, utility room and a cloakroom. To the first floor en-suite to primary bedroom, three further bedrooms and family bathroom. Outside a southerly-facing garden with terrace and to the front a block-paved driveway with off-road parking.

Features

- A much improved detached family home
- Sitting room with cast iron wood burner stove
- A stylish modern refitted kitchen/dining/family room
- A second reception room to the front ideal for home office/playroom
- Spacious primary bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Southerly aspect rear garden
- Paved off-road parking
- Energy Rating - D



Location

Everdon is a popular and picturesque village nestled in the rolling countryside of South Northamptonshire. It offers easy access to the nearby market town of Daventry, the county town of Northampton, and Banbury. Milton Keynes, reached via the A5, provides an excellent fast mainline train service to London Euston in approximately 35 minutes.

The area is surrounded by natural beauty, including Everdon Stubbs, a Woodland Trust-managed ancient woodland famed for its bluebells, as well as Mantles Heath and Badby Woods.

The village itself boasts a traditional public house, a historic parish church, and a well-regarded outdoor learning and field centre. Regular buses serve the local primary school in the neighbouring village of Badby, and there is a wide selection of independent schools within easy reach.

Nearby Daventry and Towcester provide excellent local shopping and amenities, while the area retains a strong sense of rural peace and community.



Ground Floor

A modern entrance door opens into a welcoming hallway featuring an attractive tiled floor, dog-leg staircase rising to the first floor and a useful understairs storage cupboard. Panelled doors provide access to the ground-floor accommodation. The sitting room benefits from uPVC double-glazed French doors opening onto a decked terrace, a further double-glazed window to the side, radiator and engineered wood flooring. A characterful cast-iron wood-burning stove set within a reclaimed brick surround with oak mantel forms a charming focal point. There is also a built-in storage cupboard. A panelled door leads into the impressive open-plan kitchen/diner/family room, a bright dual-aspect space with French doors opening onto the decked terrace and a window to the front. The kitchen has been recently refitted to a high standard and comprises a stylish range of wall, base and drawer units with complementary work surfaces incorporating a breakfast bar overhang. There is space for a Range-style cooker, along with integrated dishwasher and fridge/freezer. The room features engineered wood flooring, a radiator and ample space for a dining table and additional comfortable seating, making it ideal for family living and entertaining.

The utility room has a uPVC double-glazed door to the side, tiled floor, radiator and a range of wall and base units with work surface and stainless-steel sink with mixer tap. There is plumbing for a washing machine, space for a tumble dryer and an under-counter fridge, along with a cupboard housing the electric fuse box. The downstairs cloakroom comprises a two-piece white suite with low-level WC and pedestal wash hand basin, tiled floor, tiled splashbacks and an obscure double-glazed window to the side.

Completing the ground floor is a further reception room to the front, featuring a uPVC double-glazed window and offering flexible use as a home office, playroom or snug.



First Floor

The first-floor landing provides access to the loft space and has panelled doors leading to four bedrooms and the family bathroom. The principal bedroom enjoys a uPVC double-glazed window to the front with some countryside views and benefits from extensive built-in drawers and cupboards. A panelled door leads to the en-suite shower room, fitted with a three-piece white suite comprising a corner shower cubicle, low-level WC and wash hand basin with cupboard beneath, finished with fully tiled walls and floor, radiator and extractor fan.

Bedroom two is a double room with a double-glazed window to the front, a built-in over-stairs cupboard and radiator. Bedroom three features a uPVC double-glazed window to the rear with attractive views across rooftops and surrounding countryside, along with a built-in cupboard and radiator. Bedroom four has a uPVC double-glazed window to the rear and radiator, making it ideal as a bedroom, nursery or home office.

The family bathroom is fitted with a stylish three-piece white suite, comprising a P-shaped bath with shower over and curved screen, pedestal wash hand basin and low-level WC, complemented by fully tiled walls and floor and a chrome heated towel rail.

Outside

The rear garden enjoys a southerly aspect and offers a good degree of privacy. Immediately adjacent to the property is a decked terrace, ideal for outdoor entertaining, leading to a lawned garden with timber shed and timber playhouse. A paved patio area and pedestrian side access complete the garden, with the oil tank located to the side of the property. To the front, a block-paved driveway provides off-road parking, with a lawned area to one side and a timber gate offering pedestrian access to the rear garden.

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 on Tel: 01327-316880.

Fixtures and Fittings

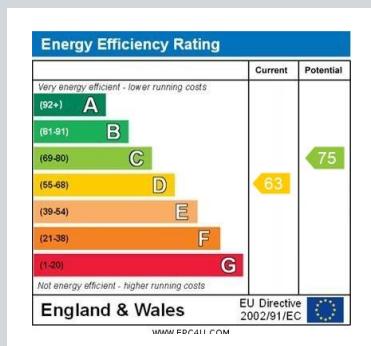
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-D



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Approximate Gross Internal Area 1445 sq ft - 134 sq m

Ground Floor Area 753 sq ft - 70 sq m

First Floor Area 692 sq ft - 64 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.



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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