



4 Boddington Road

Byfield, Northamptonshire, NN11 6UP



ROUND & JACKSON
ESTATE AGENTS





A spacious three bedroom semi detached house with a garage and off road car parking, located within this sought after village. Available for sale with no onward chain.

The property

4 Boddington Road, Byfield is a spacious semi-detached family home situated in this sought-after village, conveniently located close to local schools and a wide range of amenities. The property is well laid out and arranged over two floors. The ground floor comprises an entrance hallway, sitting room, kitchen, and utility room/cloakroom. On the first floor, there are three double bedrooms and a generously sized family bathroom. Externally, the property benefits from a low-maintenance rear garden, while to the front there is driveway parking for one vehicle and a single integral garage. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hall

A spacious entrance hall with stairs rising to the first floor and a door leading to the sitting room. A window to the front aspect.

Sitting Room

A good sized reception room with a log burner, a door leading into the dining room and a window to the front aspect.

Dining Room

A good sized reception room with doors leading to the kitchen, utility room and conservatory.

Kitchen

Fitted with a range of eye level cabinets, base units and drawers with work surfaces over, a one and a half bowl sink and drainer and tiled splash backs. Integrated appliances include an electric hob and oven with extractor over. Space for an undercounter fridge, a door to the side aspect and a window to the rear aspect.

Utility/ Cloakroom

A good-sized utility room/cloakroom fitted with a wash hand basin and WC, together with a range of base units and drawers with work surfaces over. There is space and plumbing for a washing machine, a heated towel rail, and a window to the the rear aspect.

Conservatory

A useful addition to the property with a log burning stove overlooking the garden. French doors to the rear garden

First floor landing

Doors to all first floor accommodation with a window to the front aspect.



Bedroom One

A large double bedroom providing ample space for a range of furniture. An airing cupboard housing the hot water tank, two fitted wardrobes and a window to the rear aspect.

Bedroom Two

A large double bedroom with fitted wardrobes and a window to the front aspect.

Bedroom Three

A double bedroom with windows to the front and side aspect.

Family Bathroom

A large family bathroom fitted with a white suite comprising a panelled bath, a separate shower cubicle, a wash hand basin and WC. Floor to ceiling tiles and a window to the rear aspect.

Outside

The property benefits from a generous, low-maintenance rear garden, predominantly laid to patio and enhanced by well-stocked shrub borders, a greenhouse, and a useful brick-built shed. To the front, a block-paved driveway provides off-road parking for one vehicle with steps leading to the front door and gated side access to the rear garden.



Garage

An integral single garage with an up and over door to the front and a personal door to the side. Light and power connected.

Situation

Byfield is a popular and well-served village set in attractive West Northamptonshire countryside, conveniently located between Banbury and Daventry. The village offers a good range of local amenities including a shop, post office, primary school, public house, doctors' surgery and sports facilities, making it particularly popular with families. Surrounded by rolling countryside, Byfield provides excellent opportunities for walking and outdoor pursuits, whilst remaining well placed for communications. Banbury is approximately 7 miles away and offers a wide range of shopping and leisure facilities, together with a mainline railway station providing regular services to London Marylebone. The M40 is also easily accessible, making the village an excellent choice for commuters. Combining a strong sense of community with excellent amenities and convenient access to nearby towns, Byfield is regarded as one of the area's most desirable villages.

Directions

From junction 11 of the M40 motorway take the A361 Daventry Road. Travel through the villages of Wardington and Chipping Warden and continue straight along the A361 for approximately four miles until the village of Byfield is reached. As you drive through the village, take the first exit at the roundabout onto Boddington Road and the property will be found on your right hand side.



Services

All mains services connected. The gas fired boiler was installed in 2022 and is located in the garage.

Local Authority

West Northants District Council. Tax band D.

Viewings

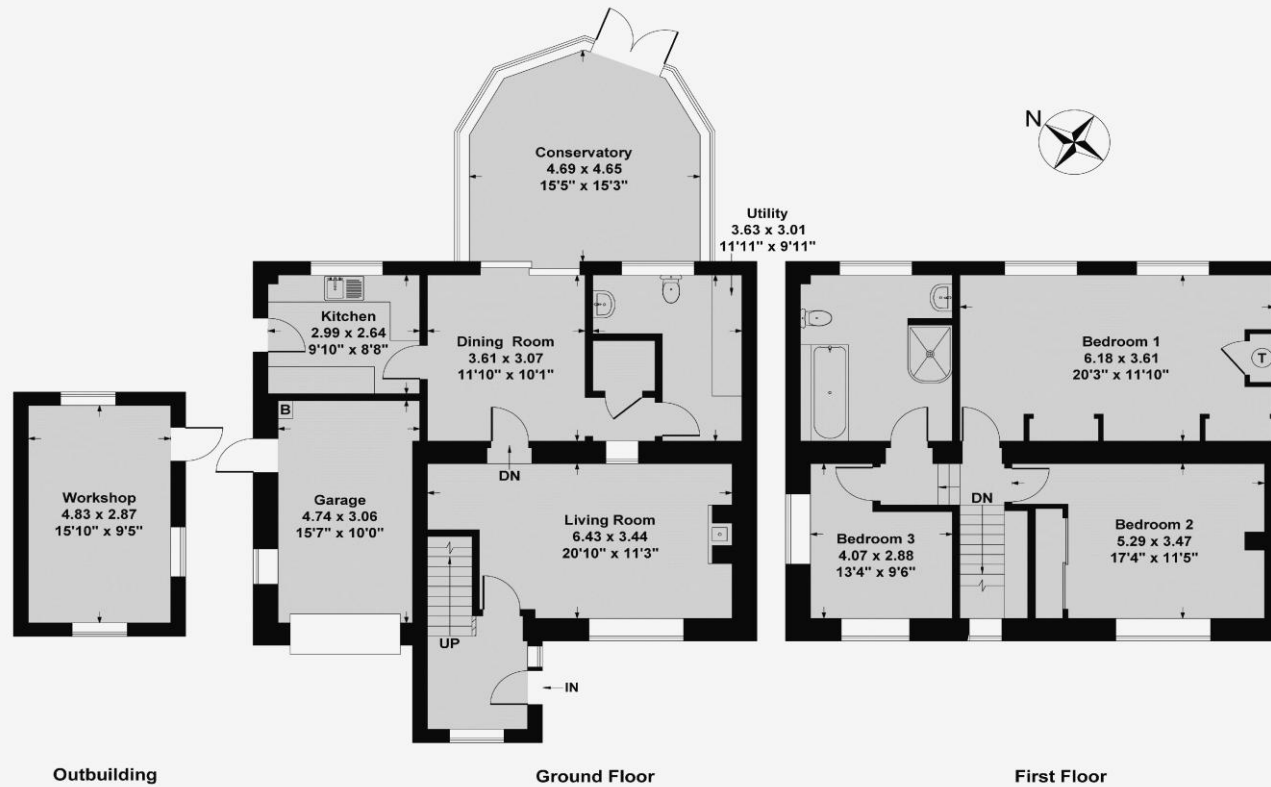
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

Asking Price: £340,000





Ground Floor Approx Area = 82.77 sq m / 891 sq ft
First Floor Approx Area = 72.86 sq m / 784 sq ft
Garage Approx Area = 13.92 sq m / 150 sq ft
Outbuilding Approx Area = 13.86 sq m / 149 sq ft
Total Area = 183.41 sq m / 1974 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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