

Connells

Mallard Drive
Woodford Halse Daventry

Mallard Drive
Woodford Halse Daventry NN11 3EJ

for sale
£250,000







Property Description

Situated within the popular Northamptonshire village of Woodford Halse, this well-maintained three-bedroom semi-detached home has been thoughtfully improved by the current owners since their purchase in 2016 and offers well-balanced accommodation ideal for first-time buyers, young families and downsizers alike.

The entrance hall provides access to a convenient ground-floor cloakroom and leads through to the principal reception room, a spacious dual-aspect lounge/dining room with useful understairs storage and patio doors opening onto the rear garden.

The kitchen was replaced approximately six years ago and is fitted with a modern range of wall and base units. Integrated appliances include a fridge freezer and double oven, whilst there is further space and plumbing for a washing machine and slimline dishwasher.

To the first floor are three well-proportioned bedrooms, all offering practical accommodation, together with a family bathroom fitted with a three-piece suite.

A notable improvement is the replacement gas-fired boiler, installed in October 2022, providing additional peace of mind for prospective purchasers.

Outside, the enclosed rear garden is predominantly laid to lawn with a patio area, creating an ideal space for outdoor dining and entertaining. To the front, a driveway provides off-road parking and leads to a single garage.

Local Area Information

Woodford Halse is a thriving Northamptonshire village enjoying a strong community spirit and a range of everyday amenities including a primary school, local shops, public houses, library and recreational facilities.

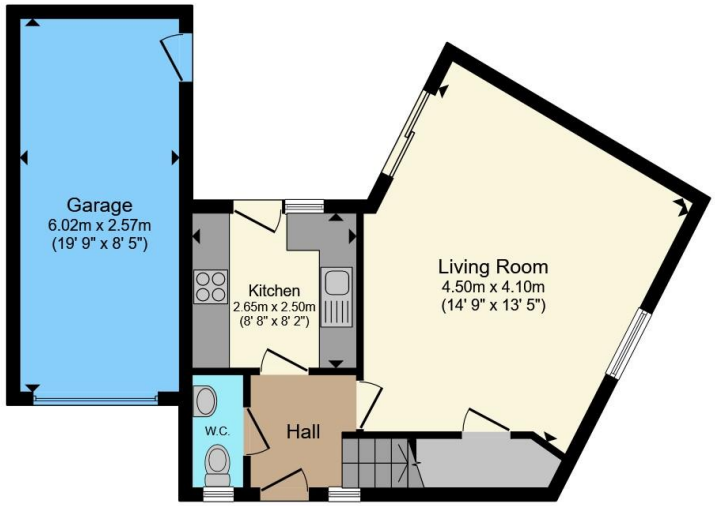
Surrounded by attractive countryside and scenic walking routes, the village offers an excellent blend of rural charm and modern convenience, whilst remaining well placed for access to Daventry, Banbury, major road networks and neighbouring market towns.

Agents Note

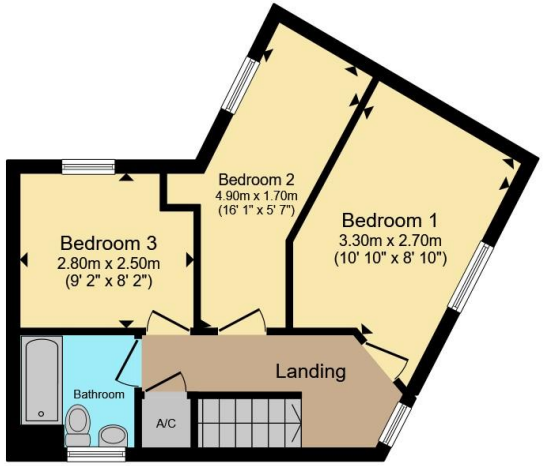
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor





Total floor area 89.7 m² (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
BANBURY OX16 5PN

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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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