



33 Balliol Road, Daventry, Northamptonshire, NN11 4RE

Guide Price £325,000

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.

27 Market Square, Daventry, Northamptonshire NN11 4BH

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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.

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.

LOCAL AUTHORITY

West Northamptonshire Council
Angel Street
Northampton
Tel:0300-126700

Council Tax Band - C

VIEWING

Strictly by prior appointment via the agents Howkins & Harrison. Contact 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.

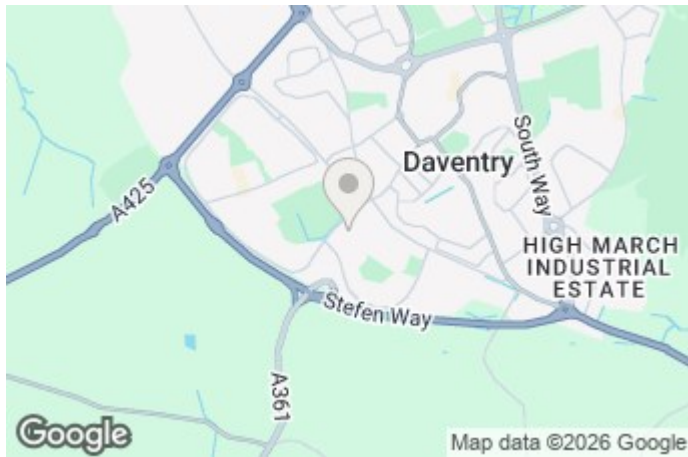
FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

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.



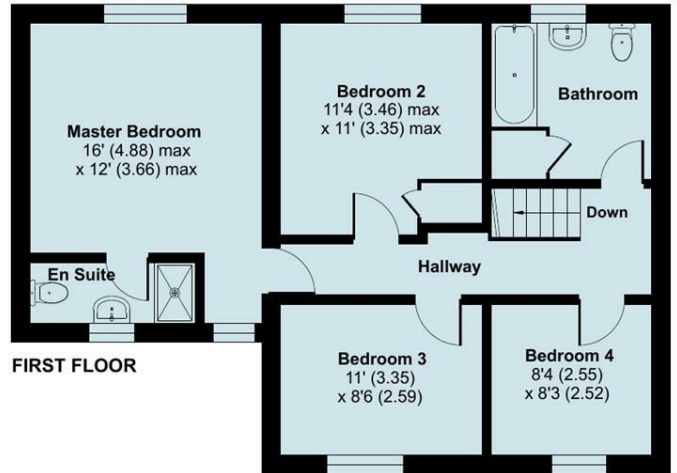
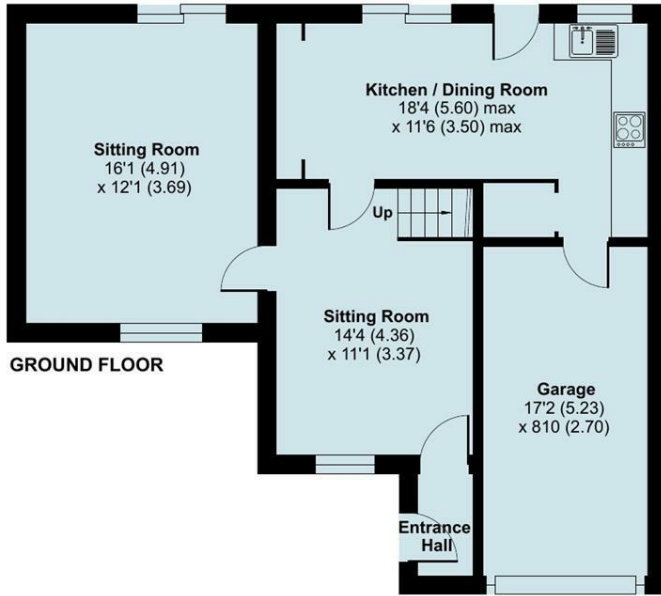
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Approximate Area = 1265 sq ft / 117.5 sq m

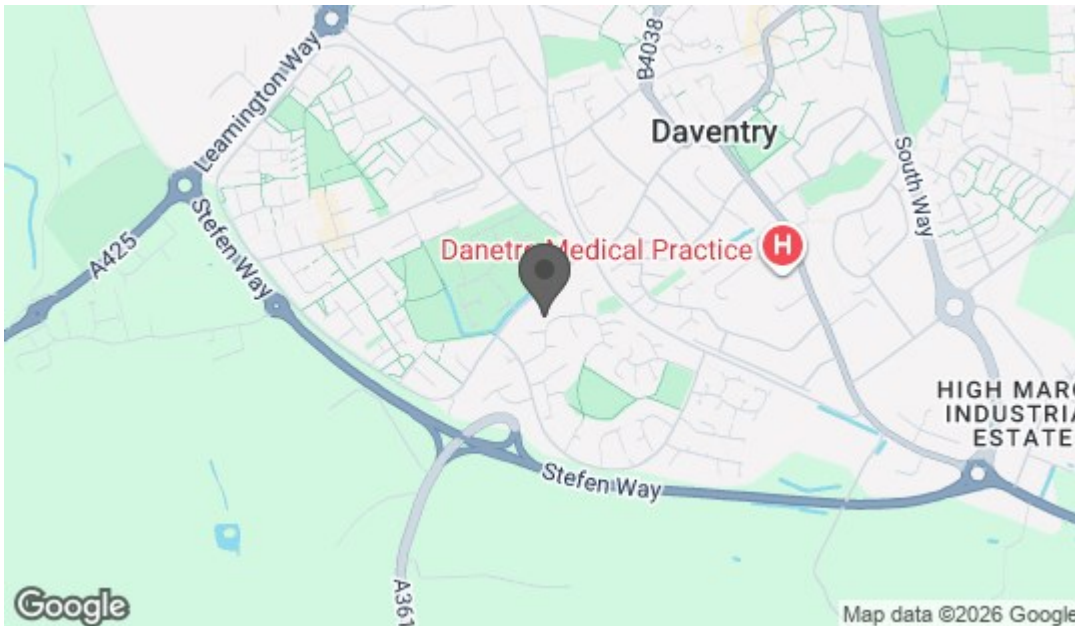
Garage = 156 sq ft / 14.4 sq m

Total = 1421 sq ft / 132 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Howkins & Harrison. REF: 1446362



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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