



4 Boddington Road, Byfield, Daventry, NN11 6UP
'Guide Price' £350,000

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Property Lettings





A well presented three bedroom cottage located in a popular, well served Northamptonshire village.

Entrance hall | Living room | Dining Room | Kitchen | Utility/Cloakroom | Conservatory | Three double bedrooms | Bathroom | Landscaped rear garden | Driveway | Garage | No onward chain

Located in the popular village of Byfield with access to many amenities including shops and schools, is this well presented semi-detached cottage benefiting from two reception rooms, kitchen, utility/cloakroom, conservatory, landscaped rear garden, three double bedrooms, large four piece bathroom, driveway and garage. This property is offered for sale with no onward chain.

Ground Floor

Entrance via newly fitted composite front door to:

Entrance hall: UPVC double glazed window to the front aspect, wall mounted radiator, stairs rising to first floor, door to:

Living room: Spacious living area with UPVC double glazed window to the front aspect, wall mounted radiator, fireplace with log burner. Door leading to:

Dining room: Tiled flooring, wall mounted radiator, space enough for ample table and chairs set.

Kitchen: A range of base and eye level units, laminate worktop, tiling to splashback areas, built-in oven with four ring hob and extractor hood above. Space for washing machine, under counter fridge and freezer. UPVC double glazed window overlooks the rear garden. UPVC double glazed door leads to side passageway, tiled flooring.

Lobby: Tiled flooring. Large storage cupboard, door to:

Utility room/cloakroom: Tiled flooring. Built in cupboards with worktop above. Space for dryer. Low level WC and wash hand basin. Fully tiled walls. UPVC double glazed obscured window into conservatory.

Conservatory: Built of brick and UPVC construction with polycarbonate roof, a spacious conservatory with double doors opening onto rear patio and windows on all sides. Log burner.

First Floor

Landing: Feature UPVC double glazed window to the front aspect. Doors to all first floor accommodation.

Bedroom one: Large double bedroom with two UPVC double glazed windows overlooking the rear garden. Airing cupboard housing hot water tank. Two built in wardrobes.

Bedroom two: Large double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Built-in wardrobes.

Bedroom three: Double bedroom with UPVC double glazed windows to front and side aspects. Wall mounted radiator.

Bathroom: Four piece white suite, comprising low level WC, wash hand basin, panel bath with mixer tap and separate shower cubicle with shower over. Fully tiled walls. Heated towel rail. UPVC double glazed obscured window to the rear aspect.

Outside

Garage: Metal up and over door, power and light connected, side access door.

Garden: Recently landscaped by the current owners and is now fully laid to patio. Outside tap. The garden is enclosed by brick wall and timber panel fencing. There is a greenhouse and a prefabricated concrete workshop with power and light connected. UPVC double glazed windows to front, rear and side aspects and a double glazed door providing access. Also in the garden, there is a side passageway leading to the front of the property.

Front: Steps leading to front door, flanked either side by shingle flower beds, **driveway** for one vehicle.

Agent's note: The windows in the property have all been replaced in 2025, as has the boiler.

Byfield is situated north of Banbury and offers facilities including 3 floodlit tennis courts, an active tennis, football & cricket club, public house, school & bowls club. There are some 30 different clubs and organisations active in the village. Byfield benefits from a medical centre, two shops, local Church as well as a petrol station. More facilities can be found in Banbury, Warwick or Stratford with Daventry to the north. There is a mainline railway station in Banbury providing access to London Marylebone in under an hour, access to the M40 (Jct 11) providing access to London and Birmingham.

Services: All Council Tax Banding: D
Authority: Daventry Council







GROUND FLOOR
 1111 sq.ft. (103.2 sq.m.) approx.

1ST FLOOR
 686 sq.ft. (63.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	75
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 1797 sq.ft. (166.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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