



17, Welton Road, Daventry, Northants, NN11 0PQ

HOWKINS &
HARRISON

17, Welton Road, Daventry,
Northants, NN11 0PQ

Offers in excess of: £410,000

A versatile detached bungalow set within generous gardens and offering ample off-road parking for several vehicles. A substantial four car detached garage with an inspection pit. The property features a bright triple-aspect sitting room with multi-fuel burner, a well-appointed kitchen/breakfast room, two double bedrooms, and a refitted four-piece family bathroom. Outside, the attractive gardens are complemented by a large block-paved driveway beyond metal gates and an exceptional garage, offering excellent potential for use as a workshop, home office, annexe conversion, or ideal space for car enthusiasts, subject to the necessary consents. Situated in a desirable location, the property combines comfortable single storey living with future potential and flexible accommodation.

Features

- Detached bungalow
- Spacious kitchen/breakfast room
- Bright triple-aspect sitting room with multi-fuel burner
- Two double ground floor bedrooms
- Refitted four-piece family bathroom
- Versatile first-floor room/storage space/hobby room
- Extensive off-road parking
- Larger than average detached garage with inspection pit
- Potential for annexe or home office conversion (STPP)
- Attractive front and rear gardens



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

The property is approached via a UPVC double glazed entrance door opening into a generous sized entrance porch/ boot room with double glazed windows to the front and side aspects, exposed brickwork, tiled flooring, and a radiator. Two steps rise to a half-glazed door leading into the spacious kitchen/breakfast room, fitted with a range of cream shaker-style wall, base and drawer units with roll-edge work surfaces incorporating a stainless steel sink with chrome mixer tap. There is plumbing for both a washing machine and dishwasher, a built-in double oven, five-ring gas hob with extractor canopy over, space for a breakfast table, a wall-mounted Worcester boiler, tiled flooring, and dual-aspect UPVC double glazed windows.

A glazed door opens into the inner hallway, featuring tiled flooring, recessed spotlights, a radiator, and access to all principal rooms. A separate staircase leads to the first-floor loft room, while a UPVC double glazed door provides access to the side porch which provides access to the path and driveway.

The sitting room is flooded with natural light from UPVC double glazed windows to two aspects and French doors opening onto the rear garden. This welcoming space features solid wood flooring, a cast iron multi-fuel burner with tiled hearth, wall light points, and ample room for both lounge and dining furniture. There are two well-proportioned ground floor bedrooms. Bedroom One enjoys views over the rear garden and benefits from built-in wardrobes, recessed spotlights, and a radiator. Bedroom Two features dual-aspect windows, recessed spotlights, and a radiator. The refitted family bathroom is appointed with a contemporary four-piece white suite comprising a low-level WC, pedestal wash hand basin, double-ended bath with chrome mixer tap, and a separate shower cubicle. The room is fully tiled and further benefits from recessed spotlights, extractor fan, chrome heated towel rail, and an obscure UPVC double glazed window.



First Floor

To the first floor is a versatile loft room with double glazed windows to the front and rear aspects, exposed wood flooring, radiator, and useful eaves storage. This space is ideal as a home office, hobby room, or occasional accommodation and offers further scope for extension into the eaves, subject to the necessary planning permissions.

Outside

Externally, the enclosed rear south facing court yard garden is bordered by attractive brick walling and features a paved patio area with low-level brick walls and coping stones. A further paved pathway leads to pedestrian gates providing access to both the front garden and driveway. The remainder of the garden is mainly laid to lawn with well-stocked shrub borders.

A particular feature of the property is the substantial detached garage, large enough to comfortably accommodate up to four vehicles. The garage benefits from a single electric up-and-over door (5.9m wide x 2.75m high) offering versatility to accommodate a variety of different height vehicles, power, lighting, an inspection pit, and a UPVC solid pedestrian door. Offering excellent flexibility, the space presents potential for conversion into a granny annex, home office, workshop, or specialist vehicle storage, subject to any required consents.

To the front, double metal gates and a separate pedestrian gate open onto a generous block-paved driveway providing extensive off-road parking and access to the side and rear garage. The front garden is predominantly laid to lawn with a variety of mature fruit trees and is enclosed by attractive brick walling. Steps lead to the front entrance, while a block-paved pathway provides convenient 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

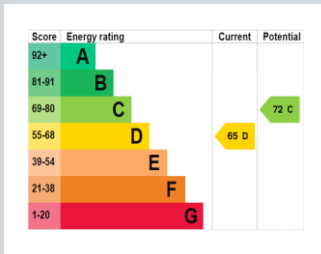
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316800
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Welton Road, Daventry, NN11

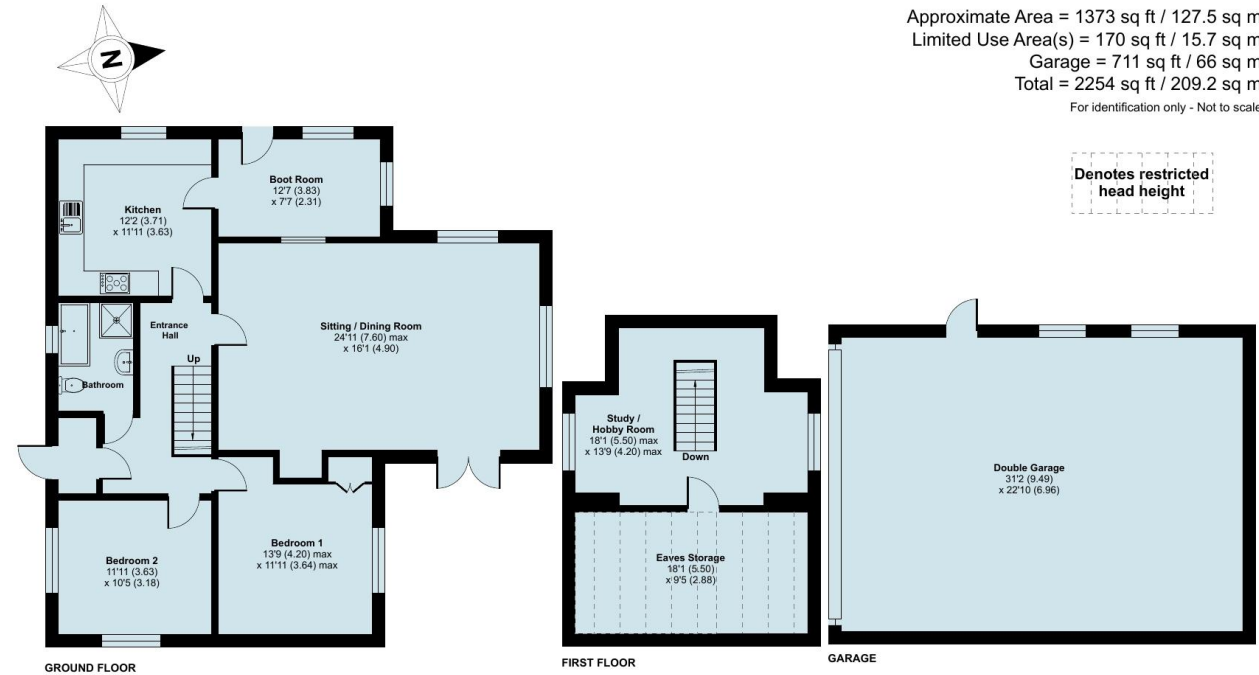
Approximate Area = 1373 sq ft / 127.5 sq m

Limited Use Area(s) = 170 sq ft / 15.7 sq m

Garage = 711 sq ft / 66 sq m

Total = 2254 sq ft / 209.2 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). © nxlcecom 2026. Produced for Howkins & Harrison. REF: 1470542

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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