



7 The Twistle, BYFIELD, Northamptonshire, NN11 6YW

DEBBIE COX
Your personal estate agent **exp** UK

**7 The Twistle
Byfield
Daventry
NN11 6YW**

Guide Price: £475,000

A rare opportunity to purchase an extended three-bedroom detached home, ideally positioned on the edge of the highly regarded village of Byfield, well known for its excellent range of amenities and convenient transport links. The property has been thoughtfully extended to the rear, creating generous and versatile family living accommodation, while upstairs are three well-proportioned bedrooms. Further benefits include an extended attached garage, ample parking and a particularly attractive mature rear garden offering a good degree of privacy. Presented in good order throughout, the property is ready to enjoy, whilst also offering its next owner the opportunity to personalise and bring their own ideas to the next chapter of this appealing family home.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



GROUND FLOOR

Entrance Porch

The property is approached via an entrance porch, with tiled flooring and ample space for the storage of boots and shoes. There is a useful window ledge feature, wall light point and a wooden stable-style door with frosted glazed panels to either side, opening into the entrance hall.

Entrance Hall

A welcoming, light and spacious entrance hall providing access to the principal ground floor accommodation. There is a wall-mounted telephone table to the side, together with an understairs storage cupboard providing useful storage and hanging space for coats. Stairs rise to the first floor and there is laminate flooring. A door leads through to the sitting room.

Sitting Room

A spacious reception room with double glazed window to the front elevation, allowing plenty of natural light.

The room features an attractive fireplace with inset fire and modern surround, together with wall light points.

Dining Room

The dining room provides a useful central reception space, with access to both the sitting room and kitchen/breakfast room. The layout creates a good flow between the principal living areas and provides a sociable space for family meals and entertaining. An archway leads through to the extended family room.

Family Room

The extended family room provides a versatile additional reception space and benefits from a double glazed sliding patio door opening directly into the rear garden. Wall light points are provided. This is a particularly relaxing area from which to enjoy the outlook over the garden and would also make an excellent playroom or additional family living space.

Kitchen/Breakfast Room

The extended kitchen/breakfast room is a particularly useful addition to the property and enjoys views over the rear garden. The kitchen is fitted with a range of base and eye-level units with work surfaces over, incorporating a stainless steel sink unit with double drainer and tiled splashback areas. Double glazed windows overlook the rear garden, with a further double glazed window to the side elevation. There is space and provision for a dishwasher, double oven and fridge/freezer. The breakfast area has attractive wood panelling to half-wall height and provides a comfortable space for informal dining. A door leads back through to the entrance hall, with a sliding door providing access to the dining room. A useful cupboard provides pantry storage, while a further double glazed door leads through to the inner lobby.







Inner Lobby

The inner lobby has a double glazed door leading directly to the rear garden and provides access to the utility room, downstairs cloakroom and garage.

Utility Room

The utility room has a double glazed window to the side elevation and is fitted with base-level units with work surface over, incorporating a stainless steel sink unit. There is space and plumbing for a washing machine, together with the electric meter and gas boxes.

Cloakroom

The downstairs cloakroom has an obscure double glazed window to the side elevation and is fitted with a low-level flush WC and wall-mounted wash hand basin with tiled splashback areas.

FIRST FLOOR

Landing

A light and spacious landing with obscure double glazed window to the side elevation. There is access to the loft via a hatch, together with a useful cupboard housing the hot water tank and providing additional storage space.

Bedroom One

A spacious principal bedroom with a large double glazed window to the front elevation, allowing an excellent amount of natural light.



The room also benefits from a built-in cupboard with hanging and shelving space.

Bedroom Two

A further spacious double bedroom with a large double glazed window overlooking the rear elevation, allowing plenty of natural light. Built-in wardrobes with sliding doors provide useful storage.

Bedroom Three

A good-sized third bedroom with large double glazed window to the front elevation. The room benefits from a built-in cupboard, together with built-in wardrobes and a dressing table with useful storage units over.

Bathroom

The bathroom has been refitted with a modern suite comprising a close-coupled WC, wall-mounted wash hand basin with drawers and storage beneath, together with a separate walk-in shower cubicle with electric shower over.



There is a heated towel rail, wall-mounted extractor fan and obscure double glazed window to the rear elevation.

OUTSIDE

Front Garden

This property enjoys a particularly enviable position, with a generous frontage providing an attractive approach to the property. The front garden is enclosed by a brick wall with brick pillars to either side of the driveway. There is ample off-road parking and access directly to the garage. The remainder of the front garden is mainly laid to lawn with mature shrubs and established planting. A pathway leads around the side of the property, with gated access through to the rear garden. The front garden is further complemented by established hedge borders.

Rear Garden

The rear garden enjoys a wonderfully private and mature setting and is a particular feature of the property.



Immediately adjoining the rear of the house is a paved and concrete area providing access to the rear of the garage, together with access to the property through the inner lobby. There is a paved area immediately adjacent to the family room. The remainder of the garden is predominantly laid to lawn and is well established, with a variety of mature trees, shrubs and planting providing a good degree of privacy. There is also a useful garden shed positioned to the side of the property.

Garage

The garage has a metal up-and-over door to the front and an obscure double glazed window to the side. The garage has been extended to the side to create a useful workshop area and benefits from light and power. A wooden access door leads through to the rear garden, with a further door providing access into the inner lobby of the property.



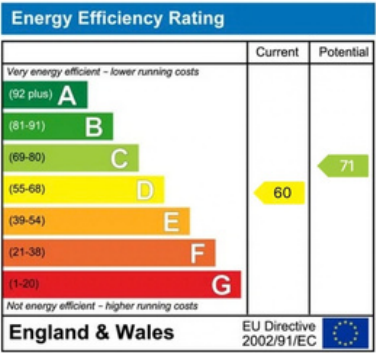
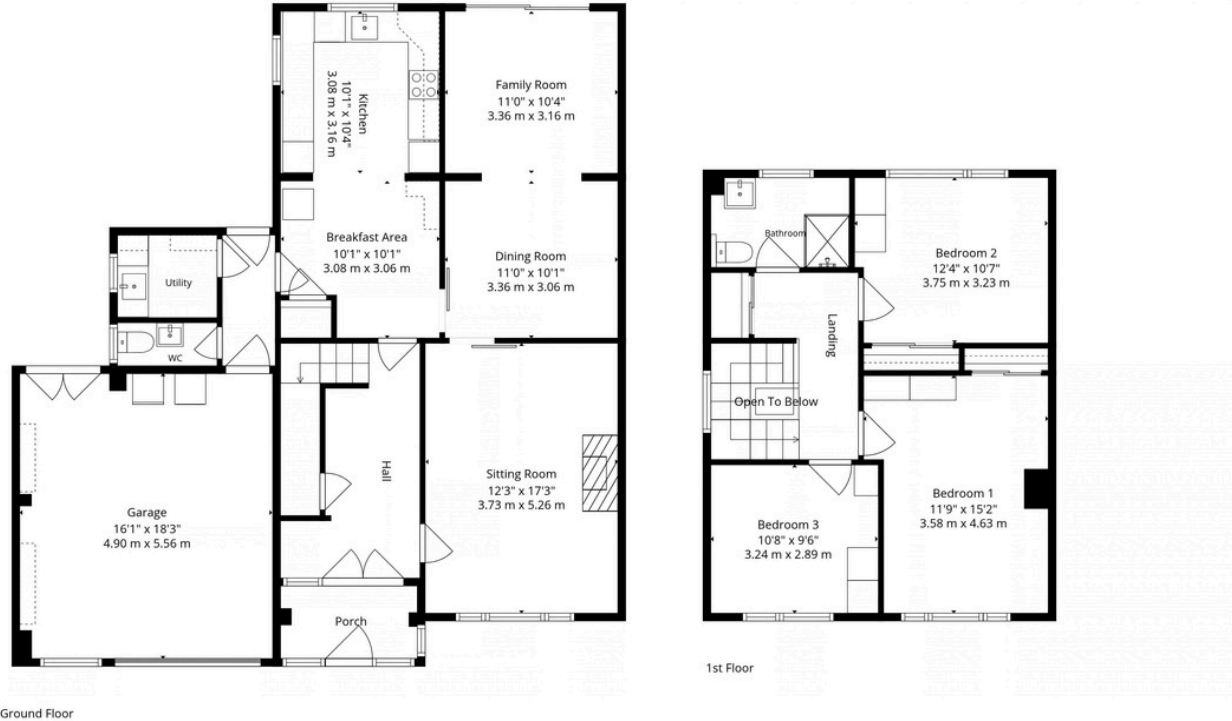
LOCATION

This property is conveniently situated in the heart of Byfield with many amenities close by. Byfield is a thriving village offering many amenities and has a strong sense of community. There is a GP surgery with pharmacy, village shop with post office, petrol station with essential shopping and the Cross Tree Inn public house. There are numerous clubs and societies within the village to include bowls, football, cricket and tennis as well as an active village hall with regular events and social functions and a nearby children’s play area. In addition, there is a village primary school and nursery. There is also a bus stop within walking distance providing an hourly service to neighbouring villages and towns to include Daventry and Banbury.

The towns of Daventry, Banbury, Towcester, Northampton and Milton Keynes are within travelling distance and provide more extensive shopping, recreational and cultural facilities. Communication links include the M40 motorway (J11) at Banbury (approx 9 miles) and M1 (J16) (approx. 12 miles).

Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/8500-6213-0122-6623-3363> or contact the agent for a copy in PDF format.



Total: 1450 sq. Ft, 135 m2
Ground Floor: 860 sq. Ft, 80 M2, 1st Floor: 590 sq. Ft, 55 m2
Excluded Areas: Porch: 41 sq. Ft, 4 M2, Garage: 294 sq. Ft, 27 M2, Utility: 33 sq. Ft, 3 M2,
" " : 5 sq. Ft, 0 M2, Open To Below: 4 sq. Ft, 0 M2, Walls: 127 sq. Ft, 14 m2
Floor Plan Created by Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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