



27, Badby Road West Daventry, NN11 4HJ

HOWKINS &
HARRISON

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NN11 4HJ

Guide Price: £300,000

Offered to the market with no onward chain, this traditional three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a home with scope for improvement and personalisation.

The accommodation features a spacious open-plan lounge and dining area, creating a bright and welcoming living space. The fitted kitchen includes a practical breakfast bar, ideal for informal dining. To the first floor are three well-proportioned bedrooms and a modern refitted bathroom. Externally, the property benefits from a generous rear garden, a detached garage, and ample off-road parking, accessed via double wrought iron gates. Overall, this is a property with significant potential in a desirable traditional setting.

Features

- Traditional three-bedroom semi-detached home
- Spacious open-plan lounge/dining room
- Utility area
- Fitted kitchen with breakfast bar
- Refitted four-piece family bathroom
- Large enclosed rear garden with workshop and greenhouse
- Detached garage with power and lighting
- Ample off-road parking for several vehicles
- Offered with No Chain



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 entered via double glazed French doors leading into an enclosed porch, with an original half-glazed entrance door and matching stained-glass windows opening into a welcoming reception hall. Stairs rise to the first floor, with a useful under-stairs storage cupboard benefiting from power, and doors providing access to the principal ground floor accommodation.

The open-plan lounge/dining room provides an excellent family and entertaining space, featuring a double-glazed bay window to the front elevation, two radiators and a door with adjoining picture window leading through to the utility room.

The utility area overlooks the rear garden and offers plumbing for a washing machine, space for additional appliances and access to the downstairs cloakroom. The cloakroom is fitted with a modern two-piece white suite comprising a low-level WC and wall-mounted wash hand basin.

The kitchen is fitted with a comprehensive range of wall, base and drawer units with roll-edge work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Further features include an eye-level double oven, gas hob with extractor canopy over, breakfast bar, radiator and double-glazed window overlooking the rear garden. A side door provides direct access to the driveway.



First Floor

To the first floor, the landing provides access to the loft space and serves three well-proportioned bedrooms. The principal bedroom enjoys a double-glazed bay window to the front elevation and a range of fitted wardrobes. Bedroom two overlooks the rear garden, while bedroom three benefits from a front-facing aspect.

Completing the accommodation is a refitted family bathroom featuring a four-piece white suite comprising a low-level WC, pedestal wash hand basin, panelled bath, and separate shower cubicle with power shower. The bathroom is complemented by tiled splashbacks, a radiator and chrome heated towel rail.

Outside

Externally, the property enjoys a particularly generous rear garden, predominantly enclosed by timber fencing. A large, paved patio extends across the rear of the property, with a block-paved pathway leading through the garden to areas of gravel, mature shrubs, and established trees. Additional features include a greenhouse, timber shed, timber workshop, outside lighting, outside tap, and gated side access.

The detached garage benefits from an up-and-over door, power, lighting, and a side window.

To the front, attractive stone walling and double wrought iron gates open onto a substantial driveway providing off-road parking for several vehicles. There is also an external storage cupboard and outside lighting.



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

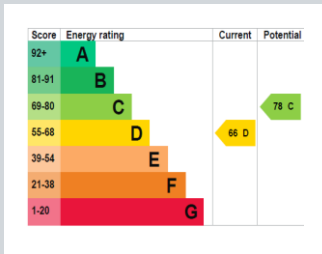
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



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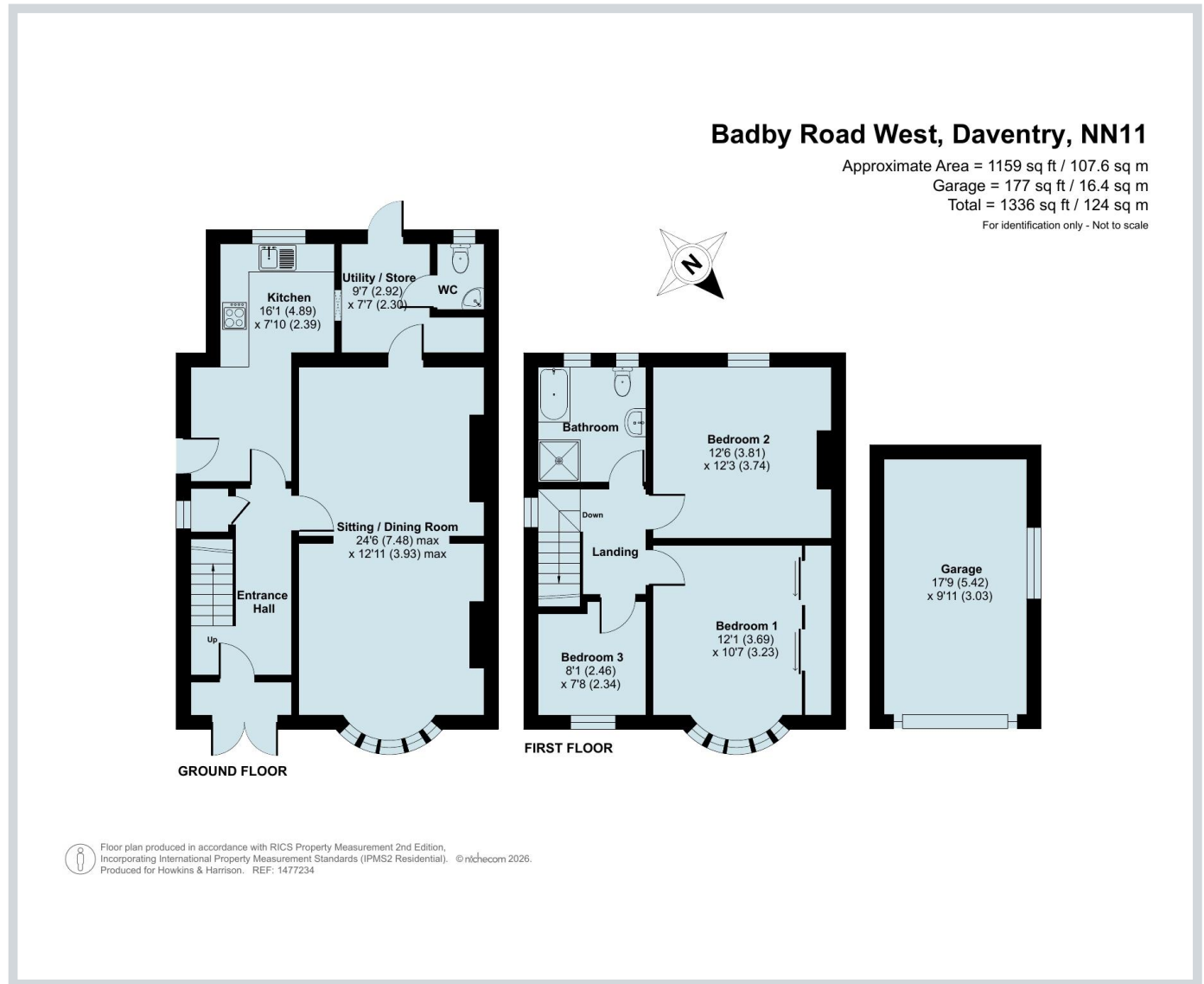
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that 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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