



1, Regency Close Weedon, Northampton, NN7 4PD

HOWKINS &
HARRISON

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Guide Price: £225,000

An attractive end-of-terrace property offering well-presented accommodation, with a sitting room, kitchen, conservatory/dining room, three bedrooms, refitted family bathroom and enclosed rear garden. The property benefits from a garage located in a block, useful built-in storage and a pleasant combination of front and rear outdoor space.

Features

- End-of-terrace property
- Three bedrooms
- Sitting room with bow window
- Fitted kitchen/dining room
- Conservatory/dining room
- Refitted family bathroom
- Fitted wardrobes to primary bedroom
- Enclosed rear garden with decking, lawn and shed
- Front garden with paved patio and lawn



Location

Weedon Village, also known as Weedon Bec, is a highly desirable Northamptonshire village located just four miles from Daventry and within easy reach of Northampton. It enjoys excellent transport links, with the A5 and nearby M1 motorway providing swift road access, and Long Buckby train station offering direct services to London and Birmingham, making it ideal for commuters seeking a more rural setting.

The village has a rich heritage, with its roots dating back to Anglo-Saxon times. Its most notable historic feature is the Royal Ordnance Depot, built during the Napoleonic era, now home to independent shops and a visitor centre. The Grand Union Canal runs through the heart of the village, offering pleasant towpath walks, while the surrounding countryside provides plenty of outdoor space to enjoy.

Weedon offers a good mix of local amenities, including pubs, cafés, a doctor's surgery, pharmacy, as well as a popular primary school rated "Good" by Ofsted. The village has a strong sense of community, with numerous clubs and societies, regular events, and recreational spaces such as the Pocket Park and riverside walks along the Nene. In short, Weedon Village combines heritage, community, and excellent connectivity, making it one of Northamptonshire's most attractive places to live.



Ground Floor

Entrance is via a UPVC double glazed door into the porch, which has further UPVC double glazed windows to the front and side, built-in wall cupboards and a half-glazed door leading into the sitting room.

The sitting room features a UPVC double glazed bow window to the front, radiator, stairs rising to the second floor, laminated flooring and a panel door leading through to the kitchen/dining room.

The kitchen/dining room has a UPVC double glazed window to the rear and is fitted with a range of white wall, base and drawer units with roll-top work surfaces, built-in wine rack, integrated Hotpoint oven and four-ring gas hob with extractor over. There is also a 1½-bowl stainless steel sink with chrome mixer tap, wall-mounted gas boiler, space for further appliances and plumbing for a washing machine and dishwasher. UPVC double glazed patio doors lead into the conservatory/garden room.

Currently utilised as a dining room, the conservatory/garden room benefits from UPVC double glazed windows to the rear and side, a UPVC double glazed door to the rear, laminated flooring, and wall light points, providing a useful additional reception space with access to the garden.



First Floor

The first floor landing provides access to the loft space and has a radiator and panel doors leading to the connecting rooms.

The primary bedroom has a UPVC double glazed window to the front with deep windowsill, radiator and stylish fitted wardrobes. Bedroom two has a UPVC double glazed window to the rear and radiator, while bedroom three has a UPVC double glazed window to the front and radiator.

The refitted family bathroom comprises a modern three-piece white suite including a low-level WC, inset wash hand basin with cupboard beneath and panel bath with twin chrome showerheads, chrome mixer taps and side glass screen. There is an obscure UPVC double glazed window to the rear, tiled splashback areas, chrome heated towel rail and extractor fan.

Outside

The rear garden is enclosed by a combination of timber fencing, attractive brick wall and screen walling, with pedestrian access via a timber gate. A decked patio area leads onto the lawn, with a timber shed providing useful storage.

To the front, there is a paved patio area and lawn providing access to the front entrance, with part of the garden screened by timber panel fencing.

A garage is located in a block with a recently added new up and over door.



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

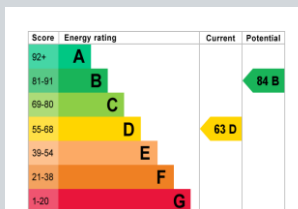
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agent Notes

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band – B



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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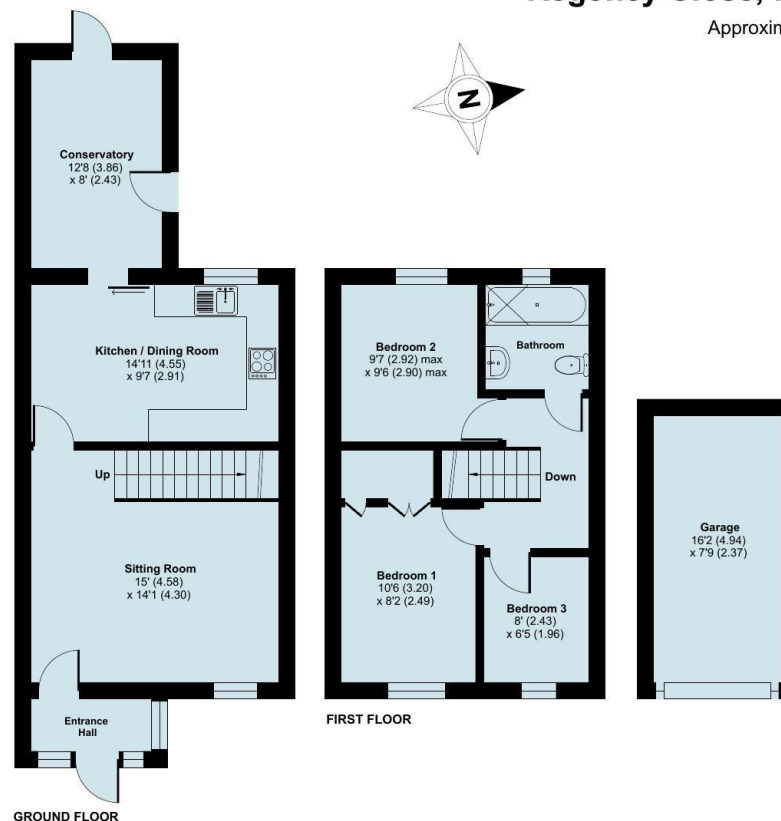
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Approximate Area = 865 sq ft / 80.3 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 991 sq ft / 92 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). © nñchecom 2025. Produced for Howkins & Harrison. REF: 1509194

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.