

NEW INSTRUCTION



EMERY CLOSE
Welton, NN11 2EN

 DAVID COSBY
ESTATE AGENTS



Emery Close

Welton, NN11 2EN

Total GIA Floor Area Inc. Garage | Approx. 134 sqm (1442 sqft)



3 Bedrooms



4 Receptions



2 Bathrooms

Features

- Extended detached family home
- Offered for sale with no onward chain
- Three double bedrooms
- En-suite with dressing room to Master
- Open-plan sitting/dining room with wood stove
- Versatile garden room and sunroom
- Front, side, and rear gardens
- Kitchen / breakfast room
- Off-road parking and single brick-built garage

Description

An extended three-bedroom family home located on a no-through road in the peaceful village of Welton, Daventry. The property provides tremendous scope for improvement and renovation to suit an individual purchaser's taste and benefits from off-road parking, a single garage, and larger-than-average gardens for a village property.

The accommodation is arranged over two floors and includes a spacious entrance hall, cloakroom, and a kitchen with breakfast area. A large open-plan sitting/dining room with double-sided wood-burning stove links to a rear-facing garden room and sunroom, offering flexible living space and good natural light. To the first floor, there are three double bedrooms, including a principal bedroom with dressing room and en suite, along with a family bathroom. Outside, the property enjoys established gardens to the front, side, and rear, as well as a brick-built garage with a workshop area.



An extended three-bedroom detached home set on a no-through road in the sought-after village of Welton, offering spacious accommodation, larger-than-average gardens, and excellent scope for improvement.

The Property

Entrance Hall

The main access is via a part-glazed timber panel door to the front of the property, opening into the entrance hall where four-panel internal doors lead to the kitchen, sitting room, and ground floor cloakroom. The walls are neutrally decorated, and the floor is of exposed concrete, ready to receive new finishes. A straight flight of timber stairs with handrail rises to the first-floor accommodation.

Kitchen

Located to the front left-hand side of the property, the kitchen is fitted with a range of basic timber-fronted base and wall units and provides ample space for a breakfast table and chairs. A two-basin sink with mixer tap is positioned beneath a front-facing window, and there is space for a freestanding cooker with an extractor hood above. A glazed window overlooks the rear garden room, with pedestrian access into this space and onward to the garden. A part-glazed door opens to the side aspect, while a six-panel internal door leads to the sitting/dining room.

Sitting room/ dining room

A spacious open-plan reception room incorporating both dining and sitting areas, centred around a double-sided wood-burning stove set within a brick fireplace. The dining area provides space for a large table and chairs, with a three-unit window overlooking the front aspect and a glazed internal window offering borrowed light from the garden room. The sitting area is positioned to the far right-hand side of the property and benefits from good natural light via a further three-unit window and a double-glazed sliding patio door that opens to the side garden. Walls are neutrally decorated, and the floor is of exposed concrete, ready to receive new finishes.



Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.

The Property

Garden Room

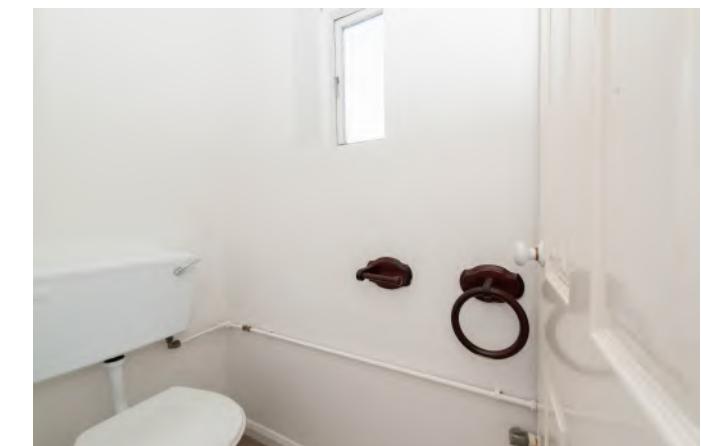
Located to the rear right-hand side of the property, this generously proportioned and versatile space is currently used as a hobby room and study area but would lend itself well to a range of alternative uses. Excellent natural light is provided by perimeter top-hung casement windows, making it equally well suited as a home workspace, or a space for nurturing plants and seedlings. A timber glazed pedestrian door opens directly to the rear garden.

Sunroom

Positioned to the rear left-hand side of the property, the sunroom offers a peaceful breakaway space with views over the rear garden through a three-unit casement window. A single-glazed internal window also casts borrowed light into the kitchen and breakfast area. With its quiet aspect and natural light, the room provides a lovely spot for morning coffee and the newspaper, or simply a place to sit and enjoy the garden outlook.

Cloak room

Accessed from the entrance hall, the cloakroom is fitted with a basic WC pan with low-level cistern and a corner wash hand basin with pillar taps. Natural light is provided by a single-glazed casement window to the side aspect, and the floor is finished with timber-effect sheet vinyl.



The Property

Landing

A spacious landing area with part-vaulted ceilings and a dormer window overlooking the rear aspect, providing good natural light. Hollow-core panel doors lead to the bedrooms and family bathroom.

Master Bedroom

Located to the front right-hand side of the property, the master bedroom is a well-proportioned double room featuring part-vaulted ceilings and a two-unit casement window overlooking the side garden.

Dressing Room

Fitted with a built-in four-door timber wardrobe and matching overhead cupboard doors, the dressing room benefits from natural light via a dormer window to the rear aspect.

En suite

Fitted with a three-piece suite comprising a close-coupled WC, corner shower cubicle, and a ceramic wash hand basin set within a vanity unit, with a matching mirrored cabinet above. Natural light is provided by a double-glazed Velux-style rooflight, and the walls are neutrally decorated.

Bedroom 2

Located to the front centre of the property, Bedroom Two is a further double room featuring a part-vaulted ceiling and a two-unit dormer window providing natural light. Storage is provided by a low-level built-in two-door cupboard.

Bedroom 3

Located to the front left-hand side of the property, Bedroom Three is a further double room with a two-unit dormer window overlooking the front aspect. A useful built-in over-stairs cupboard provides storage and houses the hot water cylinder, with slatted pine shelving.

Bathroom

Located to the rear left-hand side of the property, the bathroom is fitted with a basic and dated three-piece suite comprising a bath with chrome mixer tap, close-coupled WC, and a ceramic wash hand basin with pillar taps. The walls are finished with original full-height ceramic tiling, and a single-glazed timber casement window to the side aspect provides natural light.



Grounds

Front aspect

The front elevation is framed by a range of established shrubs and trees, contributing to a mature and attractive setting. Some general cutting back would enhance the outlook and reveal more of the property's frontage. A shared gravel driveway provides off-road parking for two vehicles and leads to a single garage. A decorative metal gate, set within a brick archway, gives access to the main side and rear gardens.

Side garden

The principal garden lies to the side of the property and includes a recessed patio area adjoining the main sitting room, with double-glazed sliding doors providing direct access to the outside. A brick retaining wall with steps leads up from the patio to an elevated lawn, bordered by a variety of established shrubs and trees, including pear, plum, hawthorn, and apple. This larger-than-average garden enjoys a good degree of shelter and privacy, screened from neighbouring properties.

Rear aspect

A pathway leads around to the rear of the property, where a matching brick retaining wall and a single step provide access to a further lawned area with established perimeter shrubs and planting. While the lawn would benefit from some attention, the space offers scope for enhancement and further landscaping. A part-glazed pedestrian door provides access to the rear garden room, and the pathway continues along the left-hand side of the house to a gated entrance at the front. There is also a secondary access to the kitchen via a part-glazed timber door, which is showing signs of wear and requires repair or replacement.

Garage

A single brick-built garage with a timber-decked flat roof, tamped concrete floor, and an aluminium up-and-over vehicle door. Power and lighting are connected via a separate fuse supply, and a useful workshop area is located at the rear of the garage. Natural light is provided by a single-glazed casement window to the side aspect. A part-glazed pedestrian door to the rear right-hand side gives access from the side garden.



Location

Welton is a charming hilltop village located on the western edge of Northamptonshire, just three miles north of the market town of Daventry, which offers a good range of shops, supermarkets, and leisure facilities. The village benefits from a primary school with an Outstanding Ofsted rating (2022), a public house, a church, and a village hall.

The first documentary evidence of Welton appears in the Domesday Book, with the name derived from the fresh springs and wells found in the locality.

With many magnificent countryside walks possible from the doorstep, Welton village also features a little-known but very beautiful and serene section of the Grand Union Canal, which accommodates Welton Haven Marina.

Situated between the A361 Banbury Road and the A5 Watling Street, Welton boasts excellent main road connections, with M1 Junction 18 just under six miles away. For public transportation, Long Buckby village train station is only five miles away and offers direct services to London Euston and Birmingham New Street.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, & Electricity

Council Tax: Band D **EPC:** Rating TBC

Tenure: Freehold

Broadband: Ultrafast Available with up to 1000 Mbps download speed

Important Notice

These particulars are subject to vendor approval. Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.



Emery Close, Welton, NN11 2EN

Approximate GIA (Gross External Area) Exc. Garage = 134 sqm (1442 sqft)

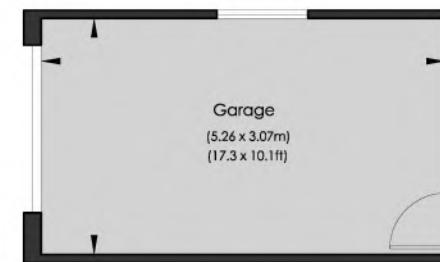


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

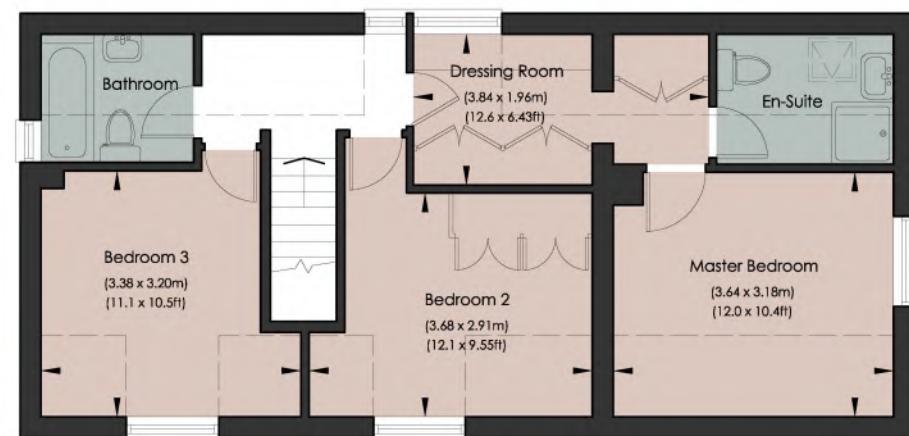


GROUND FLOOR GIA = 79 sqm (850 sqft)



GARAGE GIA = 16 sqm (172 sqft)

Position and orientation not relative



GROUND FLOOR GIA = 55 sqm (592 sqft)



WELTON
01327 361664
enquiries@davidcosby.co.uk
www.davidcosby.co.uk



arla propertymark
PROTECTED

rightmove

naei propertymark
PROTECTED

The Property
Ombudsman

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

www.davidcosby.co.uk