



Mallards Dip, Badby Road West, Daventry, Northamptonshire, NN11 4HJ

HOWKINS &
HARRISON

Mallards Dip, Badby Road West,
Daventry, Northamptonshire,
NN11 4HJ

Guide Price: £575,000

This well-presented and substantial detached family home offers generous, flexible living space throughout. Set well back from the road on a large plot, the property features a sizeable driveway with space for multiple vehicles, an integral garage, and well-maintained front and rear gardens. Inside, the layout provides versatile accommodation ideal for modern family living. Outside, the gardens are neatly kept and offer plenty of private outdoor space. Located just 0.5 miles from the Town Centre, the property benefits from a wide range of local amenities and excellent road links, making it a convenient and desirable property.

Features

- Substantial detached family home
- Offered for sale with no onward chain
- Four spacious bedrooms
- Ground floor shower room and first floor Jack and Jill bathroom
- Open plan kitchen/diner with adjoining utility
- Conservatory
- Generous plot with beautifully established gardens
- Large drive for multiple vehicles and integral garage
- Suitable for multi-generational living
- Close proximity to Town Centre and local amenities



Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.

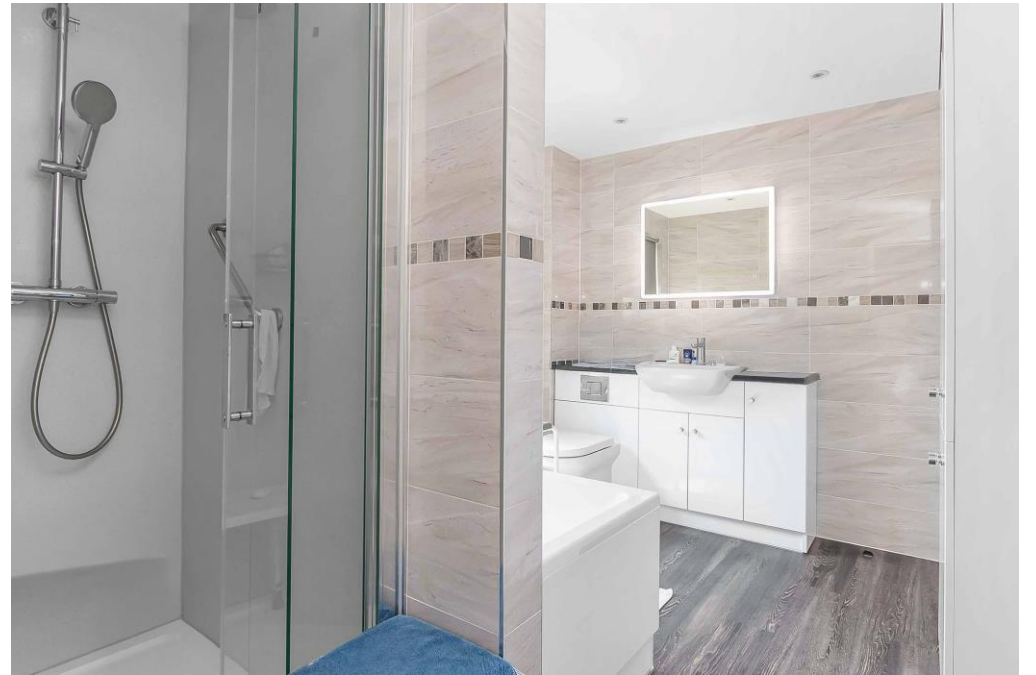


Ground Floor

On entering the property you're welcomed into the entrance hall with attractive herringbone parquet flooring. From here, all principal rooms are accessed, including useful storage cupboards and a compact utility space. To the front of the home is a modern ground floor shower room and two well-sized bedrooms (Bedroom 3 and Bedroom 4), ideal for use as guest rooms, a study, or playroom. The hallway continues to the rear of the property, leading into a bright and airy sitting room with a gas fire set in a marble-effect surround. French UPVC doors open into the conservatory, which enjoys views of the garden and provides direct access outside. The kitchen/diner is well-equipped with a range of base and wall units, tiled flooring, and worktops incorporating a 1.5 bowl composite sink, a five-ring gas range cooker is included, with space and plumbing for a dishwasher and freestanding fridge/freezer. The dining area, also tiled, offers plenty of room for a family dining table or could be used as an additional reception space. There is a connecting door through to the lounge. Just off the dining area is a practical utility room, offering extra storage, a sink, and space for a washing machine, dryer, and additional freezer. This room also houses the gas-fired combi boiler and provides access to the integral garage and a UPVC side door to the garden. This property combines generous living space with practical features, making it an ideal home for families or those seeking adaptable ground floor accommodation.

First Floor

The spacious landing leads to two generously sized double bedrooms, including the master with access to a stylish Jack-and-Jill bathroom, fitted with a walk-in standing shower, bath, WC and wash basin. The master also benefits from a walk-in wardrobe, which provides access to a large, fully boarded attic room, ideal for ample storage or offering exciting potential for conversion (subject to the necessary planning permissions).



Outside

Set back from the road, this property boasts a generous frontage with a neat lawn and tree, complemented by a substantial block-paved driveway offering ample off-road parking. Additional features include a single integral garage with electric shutter door, lighting and power, and secure gated side access. The front garden is enclosed by fencing and established hedging, providing both privacy and curb appeal.

To the rear, the beautifully maintained garden is mainly laid to lawn and enjoys a high degree of privacy. A striking pine tree stands at the centre, with a paved pathway leading through the garden to a seating area overlooking a charming pond. Further highlights include decorative gravel borders, hardstanding for a greenhouse and shed, and mature shrub and tree borders, all enclosed by fence panelling.

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

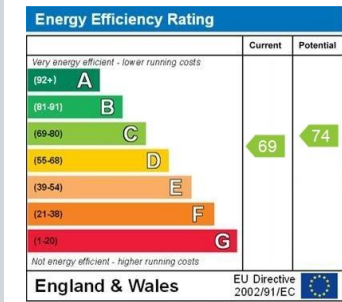
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D



Howkins & Harrison

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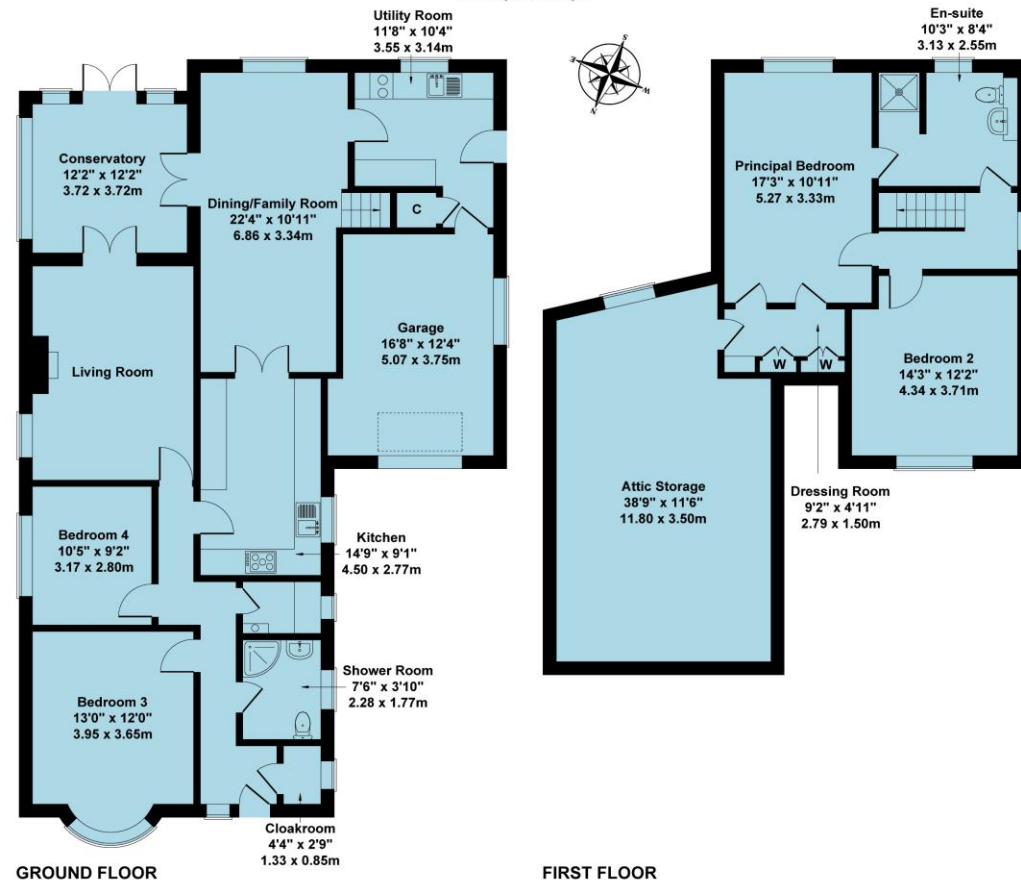
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Approximate Gross Internal Area
2508 sq ft - 233 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.