



The Gables, Badby Road West, Daventry, Northamptonshire, NN11 4HJ

HOWKINS &  
HARRISON



The Gables, Badby Road West,  
Daventry, Northamptonshire,  
NN11 4AJ

Guide Price: £425,000

Built in 1957 and coming to market for the very first time, this spacious detached bungalow on the desirable Badby Road West offers an exceptional opportunity. Set on a generous plot with well-sized front and rear gardens, being within easy reach of the Town Centre and local amenities. Inside, you'll find three well-proportioned double bedrooms, a bright and inviting sitting room, a separate dining room, a fitted kitchen, a family shower room, and an additional WC. Outside, there is ample parking along with a detached single garage. This well-presented home provides plenty of space and exciting potential in a highly sought-after location.



## Features

- Detached bungalow
- Sought after location close to amenities
- Front and rear gardens
- Three large double bedrooms
- Sitting room
- Separate dining room
- Fitted kitchen
- Family shower room and WC
- Driveway parking for multiple vehicles
- Detached garage

## 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.



## Accommodation

The property opens into a welcoming entrance hall with access to all principal rooms. The sitting room offers a feature gas fireplace and attractive parquet herringbone flooring. There are three well-proportioned double bedrooms, also finished with parquet flooring. A practical shower room includes a standing shower, WC, and wash basin. The separate dining room provides a cosy space for meals and gatherings, featuring an open fireplace. The fitted kitchen comes with a good range of wall and base units, a 1.5 composite sink and drainer, double oven, 4-ring gas hob with extractor, and space for a washing machine and undercounter fridge/freezer. Adjoining the kitchen is a cloakroom and a doorway leading directly to the garden.

## Outside

The front garden is neatly maintained with established hedged borders and planted trees. A long tandem driveway leads to solid oak double gates and continues to a detached single garage. A paved path, with gravelled borders, leads to the front door.

The rear garden is a particular highlight—large, private, and well-kept. It is mainly laid to lawn with decorative planted beds, shrubs, and trees. There's a paved patio seating area, a further gravelled seating spot partway up the garden, and hardstanding for storage sheds. The garden is enclosed by mature hedging and fencing, offering plenty of privacy.







## 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

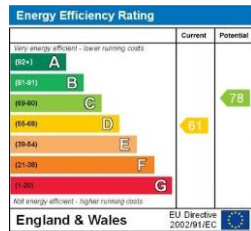
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – E



Approximate Gross Internal Area 1094 sq ft - 102 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Howkins & Harrison

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