



7B, Queen Street Weedon, Northampton, NN7 4RA

HOWKINS &
HARRISON

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Northampton, NN7 4RA

Offers in excess of: £550,000

A beautifully presented and superbly appointed four-bedroom detached family home, offering stylish contemporary living with high-specification finishes throughout. Designed with modern family life in mind, the property boasts an impressive open-plan kitchen, dining and family room with bi-folding doors to the landscaped garden, two en-suite bedrooms, underfloor heating to the ground floor, an integral garage and driveway parking for three vehicles.

Features

- Four-bedroom detached family home
- Impressive open-plan kitchen, dining, and family room
- Contemporary kitchen with quartz worktops and integrated appliances
- Smart lighting above the kitchen island controlled via app, remote or wall switch
- Principal bedroom with dressing area and luxury en-suite
- Contemporary family bathroom
- Bi-folding doors opening onto the landscaped rear garden
- Landscaped rear garden with summer house and timber shed
- Block paved driveway providing parking for three vehicles
- Integral garage with electric up-and-over door



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

Entered via a composite front door beneath a storm porch, the welcoming entrance hall immediately sets the tone for the quality found throughout the home. A striking glass balustrade staircase rises to the first floor, while a useful understairs storage cupboard, underfloor heating and access to all principal ground floor rooms complete this inviting space.

The cloakroom is fitted with a contemporary white suite comprising a low-level WC and vanity wash hand basin with black mixer tap, complemented by tiled splash backs, an obscure double-glazed window and underfloor heating.

To the front of the property, the sitting room provides a comfortable and relaxing reception space with a large UPVC double glazed window and underfloor heating.

The heart of the home is the stunning open-plan kitchen, dining and family room, an exceptional space perfectly suited to both everyday family life and entertaining. Bi-folding doors seamlessly connect the interior with the rear garden, flooding the room with natural light.

The contemporary kitchen is beautifully fitted with an extensive range of wall, base and drawer units complemented by quartz worktops and matching upstands. Integrated appliances include a fridge freezer, dishwasher, wine cooler, eye-level oven, microwave, five-ring induction hob with extractor above, while the impressive central island incorporates a breakfast bar and an inset one-and-a-half bowl stainless steel sink with extendable pot filler tap. The generous family and dining areas comfortably accommodate both dining and lounge furniture, centered around a stylish remote-controlled electric fireplace.

Recessed spotlights and smart pendant lighting above the island, controllable via app, remote or wall switch, further enhance this impressive space.

The adjoining utility room continues the high-quality finish with matching cabinetry, quartz worktops, an inset sink, plumbing for a washing machine, space for a tumble dryer and housing for the Worcester gas boiler. A glazed door provides direct access to the garden, while an internal door leads into the integral garage.





First Floor

The first-floor landing offers access to the loft, together with an airing cupboard housing the pressurised hot water system and providing excellent storage.

The principal bedroom is a superb retreat, featuring a walk-through dressing area with bespoke fitted wardrobes leading to a luxurious en-suite shower room. The en-suite comprises a walk-in shower with twin black shower heads, vanity wash hand basin, WC, heated black towel rail, tiled walls and flooring, recessed lighting, and an obscure double-glazed window.

Bedroom two is another generous double room and benefits from its own stylish en-suite shower room finished to the same high specification.

Bedrooms three and four are both well-proportioned, with bedroom three further benefitting from bespoke fitted wardrobes.

Completing the accommodation is the contemporary family bathroom, fitted with a white suite including a double-ended bath with shower over, vanity wash hand basin, WC, heated black towel rail, tiled walls and flooring, recessed spotlights, and extractor fan.



Outside

Outside, the rear garden has been thoughtfully landscaped to create a private and attractive outdoor space. A paved terrace spans the rear of the property, while an oak-framed canopy provides a charming, covered seating area accessed directly from the utility room. The lawn is bordered by a variety of established shrubs and flowers, with a gravel pathway leading to a timber summer house, decked seating area and an additional timber shed. The garden also benefits from outside lighting, power sockets and gated side access.

The integral garage features an electric up-and-over door, power, lighting, water supply and internal access via the utility room.

To the front, a generous block-paved driveway provides off-road parking for three vehicles, complemented by attractive shrub borders and the covered storm porch, creating an impressive first impression.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](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

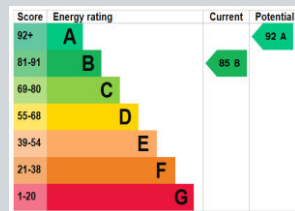
West Northamptonshire Council

[Tel:0300-126700](tel:0300-126700)

Council Tax Band – F

Agents Note

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



Howkins & Harrison

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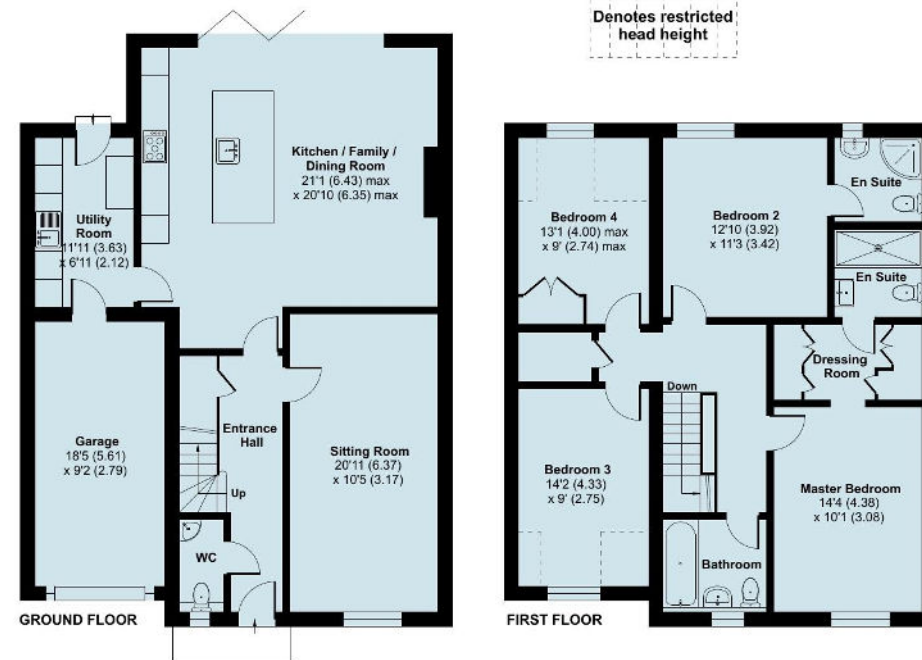
Approximate Area = 1733 sq ft / 161 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1949 sq ft / 180.9 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). ©richcom 2026. Produced for Howkins & Harrison. REF: 1495468

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