

55 Queen Street, Weedon, Northamptonshire, NN7 4RA

HOWKINS & HARRISON

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Offers in the excess of £700,000

A substantial and characterful five-bedroom home situated in the popular village of Weedon, offering an abundance of versatile living accommodation, a wealth of period features and a private, enclosed courtyard garden/driveway.

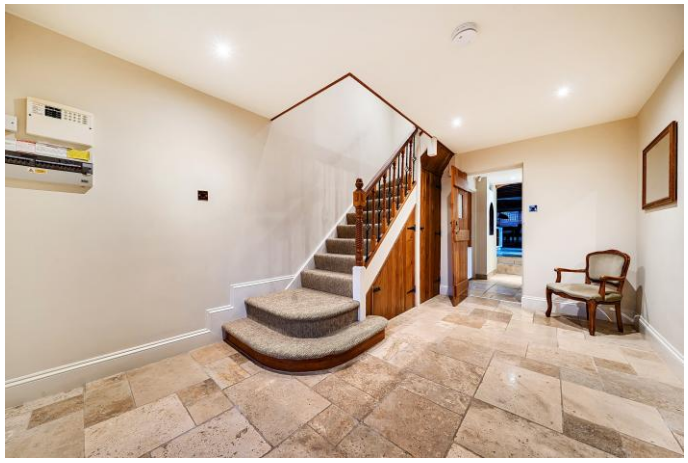
We are offering this property to the market with no upward chain.

Features

- A charming four/five bedroom detached family home
- Open plan kitchen/dining/family room
- Sitting room with an open fire place
- Ground floor shower room
- Main bedroom with Juliet balcony
- Jack & Jill ensuite
- Secure gated courtyard/driveway
- Desirable location within easy access to local amenities
- Offered with no upward chain







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. Architectural highlights include attractive stone cottages, Victorian terraces, and the impressive 19th-century Weedon Viaduct.

Weedon offers a good mix of local amenities, including pubs, cafés, a doctor's surgery, pharmacy, and post office, 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.



Ground Floor

The property is entered via a half-glazed timber door with matching side panels into a spacious reception hallway, featuring a travertine tiled floor, recessed spotlights, an understairs storage cupboard and stairs rising to the first floor. Glazed French doors lead through to the inviting sitting room, which boasts a characterful reclaimed brick fireplace with open fire, built-in cupboards either side of the chimney breast, decorative wall panelling plus two walk-in corner cupboards. A further inner hallway provides access to the kitchen/breakfast room, utility/shower room and sunroom. The sunroom has windows and doors overlooking the courtyard area, a tiled floor and a door providing access to the inner hall.

The bespoke kitchen/breakfast room is a particular highlight, fitted with an extensive range of hand-crafted units, granite work surfaces and a central island with additional cabinetry and an overhanging breakfast bar. Further features include a traditional butler sink with chrome mixer tap and extendable pot washer, integrated dishwasher, tall fridge and separate freezer, together with an Aga set within a reclaimed-style chimney recess with tiled splashback. Windows overlooking the courtyard feature fitted wooden shutters, while an archway opens into the impressive additional sitting/dining room.

This versatile reception space provides ample room for relaxing and entertaining, with a solid wood floor, vaulted ceilings to parts of the room, recessed spotlights and a further reclaimed brick fireplace with inset gas coal-effect burner. French doors open directly onto the courtyard, complemented by additional side windows and attractive arched picture windows overlooking the outside space.



First Floor

The first-floor landing benefits from three windows overlooking the courtyard, recessed spotlights and a built-in airing cupboard housing the Megaflo pressurised hot water system. There are five bedrooms, providing flexible accommodation for families, guests or those requiring home-working space.

The principal bedroom enjoys views over the courtyard and features French doors opening onto a wrought-iron Juliet balcony, alongside recessed spotlights and access to the Jack and Jill en-suite facilities. The en-suite comprises a corner shower cubicle, low-level WC and wall-mounted circular glass wash hand basin, with a Velux window, chrome heated towel rail and additional radiator. A further door leads through to bedroom three, which benefits from two Velux windows.

Bedroom two offers a combination of courtyard and front-facing views, with the latter potentially enjoying distant countryside views on a clear day. Exposed timber flooring and recessed spotlights add character. Bedroom four is another well-proportioned room with a front-facing window, while bedroom five is currently arranged as a dressing room, with fitted hanging rails and coat hooks, but could equally serve as a nursery, home office or additional bedroom.

The family bathroom completes the first floor and features an attractive four-piece white suite, including a freestanding slipper-style roll-top bath with chrome mixer taps and shower attachment, a freestanding vanity unit with inset wash hand basin, low-level WC and Savoy bidet. Decorative wall panelling, a tiled floor and a traditional-style radiator incorporating a chrome towel rail complete the room.







Outside

The property benefits from a fully enclosed secure gated courtyard, offering a private and versatile outdoor space ideal for entertaining, outdoor dining or relaxing. Access is provided via double gates or a separate pedestrian gate, with the layout also offering the potential for off-road parking. An outside tap, external lighting and an awning add further practicality, while the enclosed nature of the courtyard provides a good degree of privacy.

To the front steps lead up to the front entrance.















Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details. Please note that the furniture has been digitally added to the photographs for illustrative purposes only, to give an indication of how the property could look when furnished; the property is currently vacant.

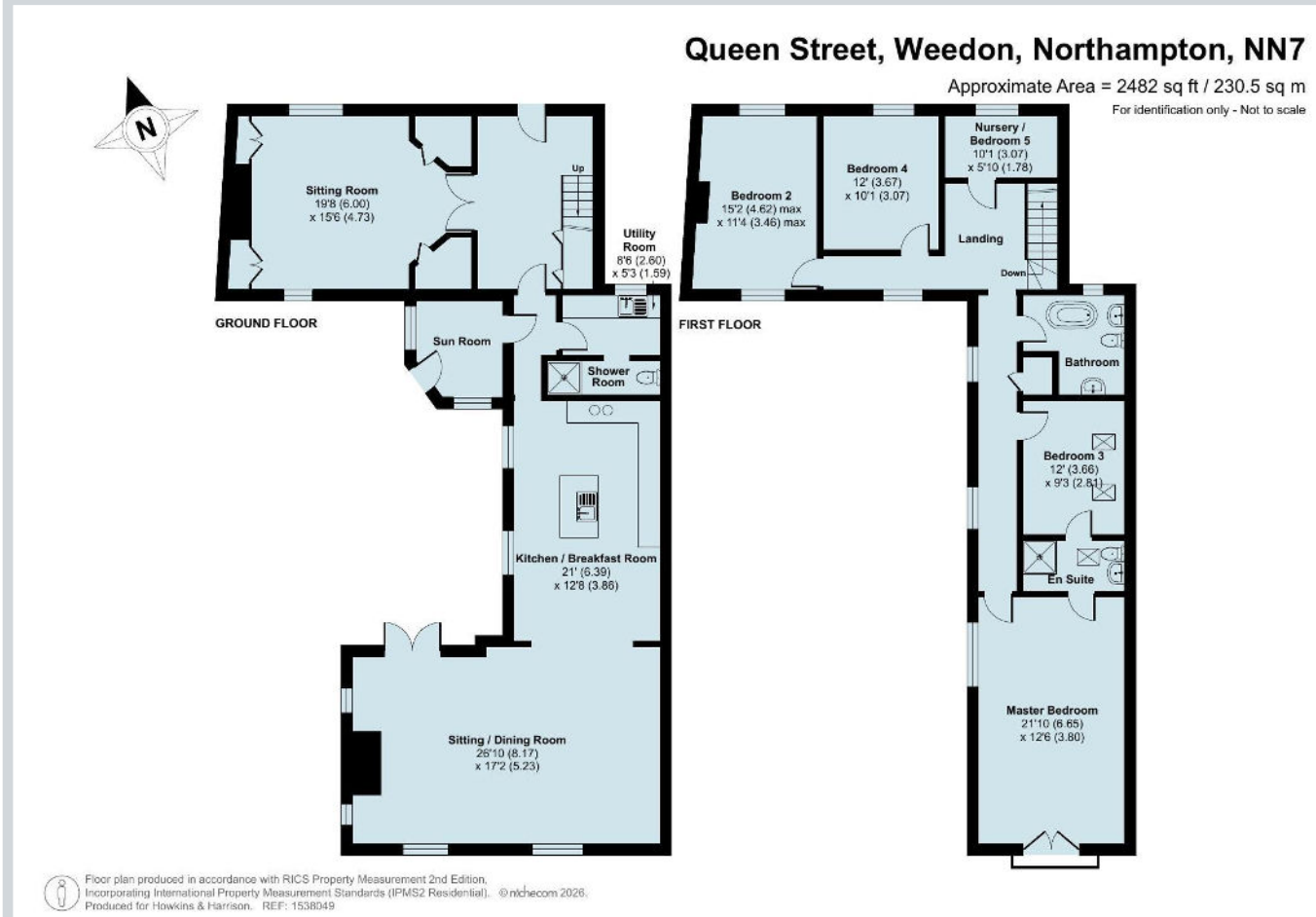
Local Authority

West Northamptonshire Council

Tel:0300-126700

Council Tax Band - G





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