



20 EASTFIELDS
Braunston, NN11

 **DAVID COSBY**
ESTATE AGENTS



20 Eastfields

Braunston, NN11 7AD

£265,000 (Offers in the Region of)

Features

- Village location
- 2 bedrooms
- Rear garden
- Family bathroom
- Cottage-style design
- Sitting / Dining room
- Ground floor cloak room
- Garage and off-road parking
- South facing countryside views

Description

A charming cottage-style property with rough-cast white rendered walls, exposed cambered brick arches, and delightful climbing Rose to the front elevation. This attractive home is very well presented and is located in the popular Eastfields estate within the thriving and picturesque village of Braunston. Accommodation comprises two bedrooms, sitting room / dining room, kitchen, family bathroom, and cloak room. There is off-road parking leading to a separate brick garage and gated access to a well-tended rear garden



A delightful cottage-style 2-bedroom home situated in a quiet cul-de-sac location within the popular Eastfields development. Located on the edge of the sought-after village of Braunston the property has off-road parking, garage and far reaching first floor views across the Northamptonshire countryside.



The Property

Entrance Hall

Accessed via a pretty entrance door with dual-pitch canopy over, the main entrance hall has 4-panelled doors which lead to the kitchen, sitting room and ground floor cloakroom. There is also a matching panelled door providing access to a useful storage cupboard with shelving. Mains backup smoke detection is installed, and floors are finished with lime-stone effect ceramic tiles.

Kitchen / Dining Room

The kitchen is located to the front right-hand side of the property and has a window overlooking the front aspect. Windows throughout the property are double-glazed sash-effect elements with versatile tilt and turn operation to enable easy cleaning and secure ventilation. Artificial lighting is provided by 4 recessed spotlights and floors are finished with lime-stone effect ceramic tiles which flow through from the entrance hall. The kitchen is fitted with a range of base and wall units with brushed chrome handles and solid quartz work surfacing. There is a stainless-steel sink-and-a-half with drainer and mixer tap. White splashback tiles with a profiled black banding have been installed and there is a built-in Bosch induction hob, electric oven, and dishwasher. Space has been provided for a washing machine.

Ground Floor Cloakroom

The useful ground floor cloakroom is fitted with a close-coupled WC, and wash-hand-basin with ceramic pedestal. Floors are finished with matching limestone effect ceramic tiles and there is a window to the side elevation providing natural lighting.

Sitting Room

The sitting room is located to the rear of the property and has good natural lighting from a large window overlooking the well-tended rear garden and providing far reaching countryside views. There is also a glazed door providing access to the patio area. Floors are finished with oak effect laminate boards and there is a feature oak effect fireplace with brushed chrome electric fire insert. A straight flight of carpeted stairs with painted handrails and balustrades leads to the first-floor accommodation.



A charming cottage-style property with rough-cast white rendered walls, exposed cambered brick arches, located on the edge of the popular and thriving picturesque village of Braunston.

The Property

First Floor Landing

The first-floor landing has natural lighting from window to the side elevation. A mains backup smoke detector has been installed and a ceiling hatch with extendable ladder provides access to the roof space. Floors are finished with cut pile carpet.

Bedroom One

Bedroom One is a good-sized double bedroom with double door wardrobe incorporating high level shelving. There is also an over-stair airing cupboard which houses the hot water cylinder and is fitted with slatted pine shelving. The two windows on the rear elevation wall overlook the rear garden and provide far reaching south facing countryside views.

Bedroom Two

Bedroom Two is located to the front right-hand side of the property and is a single bedroom with window overlooking the front aspect.

Family Bathroom

The family bathroom is located to the rear elevation of the property and is fitted with 3-piece suite comprising close-coupled WC, wash-hand-basin with ceramic pedestal and chrome pillar taps, and bath tub with shower over. Walls are partly finished with white ceramic tiles with a single banding detail and floors are finished with marble effect sheet vinyl. There is a window to the rear elevation providing natural lighting and mechanical extract ventilation is installed.



Braunston is located on a high ridge which affords wonderful views of the surrounding countryside. The impressive spire of All Saints' Church in Braunston can be seen from miles around and is a beacon to travellers from both road and the Grand Union and Oxford canals.

Location

9 Welton House is situated in a quiet cul-de-sac location within the popular Eastfields development on the edge of the sought-after village of Braunston. Welton House has an elevated position at the front of the development which affords far reaching south facing views across the Northamptonshire countryside.

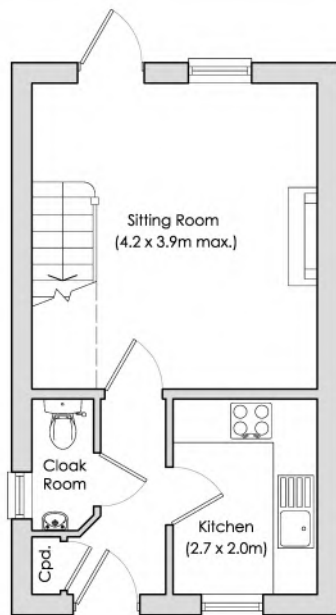
Braunston itself is a charming village on the western edge of Northamptonshire close to the Warwickshire border and boasts a number of facilities including a large convenience store and post office, local butchers, hair salon, café, fish and chip takeaway as well as public houses all within walking distance of the property. Braunston is located on a high ridge which affords wonderful views of the surrounding countryside. The impressive spire of All Saints' Church in Braunston can be seen from miles around and is a beacon to travellers from both road and the Grand Union and Oxford canals.

The village once relied on trade from the canals which carried goods between London and the Midlands. These waterways still play an important role in the village, albeit on a more recreational basis. Braunston Boatyard / Marina which was originally built as the waterways depot lies at the crossroads of the Grand Union and Oxford canals. Today the marina is a thriving centre for boating enthusiasts and plays host to an annual narrowboat rally. The elegant Horsley Iron Works twin cast iron bridge with low elliptical arches straddles the triangular junction of the Grand Union and Oxford canals and is testimony to the ability to merge functional structures with beautiful design.

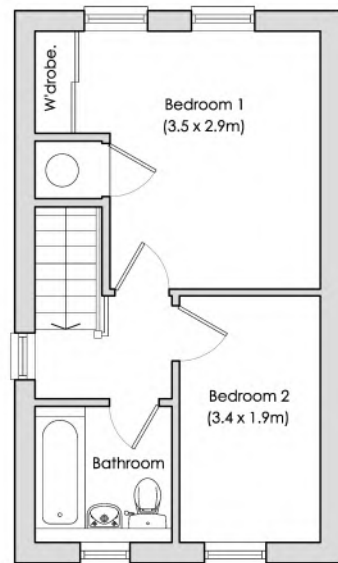


Braunston Village





Ground Floor
GIA = 27.4 sqm



First Floor
GIA = 27.4 sqm

All measurements are approximate and for display purposes only.
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA: 54.8sqm



EPC: Rating (TBC)

Local Authority: West Northamptonshire Council

Council Tax: Band B

Services: Water, Drainage, Electricity

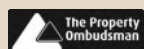
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