

**Daventry**

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**17 Welton Road, Daventry  
Northamptonshire NN11 0PQ**

**Guide price £450,000**



**Bungalow Bliss with Huge Garage/Workshop – Don't Miss This!!!!**

Beautifully presented two/three bedroom detached bungalow on Welton Road, boasting a re-fitted kitchen, stylish bathroom, and modern finishes throughout. Set on a generous plot with extensive block-paved driveway leading to a superb 30'10" x 22'6" garage/workshop with inspection pit. Features a 24'11" lounge with multi-fuel burner, loft bedroom/study, and delightful gardens with fruit trees. A must-see home offering space, versatility, and fantastic outdoor facilities.

**Full Description:**

Situated on a generous plot along the sought-after Welton Road, this beautifully maintained and versatile two/three bedroom detached bungalow offers a wonderful blend of modern comfort, flexible living, and exceptional outdoor space.

The current owners have carried out a number of quality improvements, including a stylish re-fitted kitchen with integrated appliances, a contemporary fully tiled bathroom, attractive replacement 'Oak' internal doors, and a recently replaced 'Worcester' boiler.

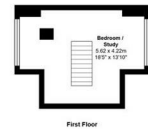
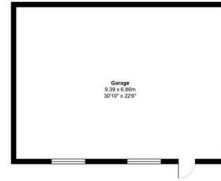
**Accommodation**

The property welcomes you via a large entrance hall/utility room, leading into a light and airy kitchen/breakfast room. An inner hallway gives access to the impressive 24'11" x 16'2" lounge, where the focal point is a feature fireplace housing a multi-fuel burner – perfect for cosy evenings. There are two spacious double bedrooms on the ground floor, both with inset ceiling spotlights, and a modern fully tiled bathroom. Upstairs, a handy loft bedroom/study provides an ideal work-from-home space, complete with a large storage cupboard.

**Outside**

The property boasts extensive off-road parking, with a generous block-paved driveway extending to the rear, where you'll find a fantastic 30'10" x 22'6" garage/workshop with inspection pit – ideal for hobbyists or those requiring substantial storage. The pleasant front garden is planted with a charming selection of fruit trees, while the rear large private courtyard garden offers excellent scope for further landscaping. Creating an inviting space for outdoor patio dining. Gated access leads to the driveway, and there is also a courtesy door into the garage/workshop.

This is a home that truly needs to be viewed to be fully appreciated – offering space, quality, and versatility in an excellent location.



Total Area: 1224 m<sup>2</sup> ... 1318 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.