

NEW INSTRUCTION



DAVID COSBY
ESTATE AGENTS
For Sale

BRAUNSTON
Archer Avenue, Braunston, NN11 7HD

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Braunston

Archers Avenue, Braunston, NN11

Total GIA Floor Area | Approx. 112 sqm (1206 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- Elevated position within Braunston village
- South-facing rear aspect
- Open views across the canal corridor and pastureland
- Spacious three-bedroom mid-terrace house
- Well presented throughout with a good standard of finish
- Two reception rooms Ground floor cloakroom
- Kitchen / breakfast room and separate utility area
- Off-road parking
- Air source heat pump & solar panels

Description

A well-positioned three-bedroom mid-terrace house occupying an elevated plot in the village and enjoying a south-facing rear aspect with open views across the canal corridor and adjoining pastureland.

The accommodation extends to approximately 112sqm and is well presented throughout, with a good standard of finish and carefully chosen fittings. The layout includes two reception rooms, a kitchen/breakfast room, utility area and ground floor cloakroom, together with three bedrooms and a family bathroom to the first floor. Outside, there is off-road parking to the front and a well-arranged rear garden set over two levels, with raised decking, pergola, lawned areas, productive planting and direct access to the footpath beyond.

Braunston is a well-regarded village known for its canal heritage, surrounding countryside and good range of day-to-day amenities, with convenient access to nearby road and rail links.

The property further benefits from solar panels linked to a battery storage system, together with an air source heat pump, enhancing overall energy efficiency and offering the potential for lower day-to-day running costs.

A WELL-PRESENTED THREE-BEDROOM MID-TERRACE HOUSE IN BRAUNSTON VILLAGE, OCCUPYING AN ELEVATED POSITION WITH A SOUTH-FACING GARDEN AND OPEN VIEWS ACROSS THE CANAL CORRIDOR AND ADJOINING PASTURELAND



The Property

Main Entrance Hall

Entered through a glazed door, the main entrance hall features oak-effect flooring and a straight flight of timber stairs with solid balustrading. Recessed wall niches add an attractive architectural detail, and the staircase is finished with a fitted loop-pile carpet.

Sitting Room

The sitting room is a well-proportioned reception space, centred around a large four-unit casement window that draws in good natural light and enjoys a south-facing outlook towards the canal and surrounding countryside. The room is tastefully presented and finished with oak-effect flooring, while a recessed fireplace with a riven stone hearth houses a Clearview stove, forming an attractive focal point.

Secondary Entrance / Utility Area

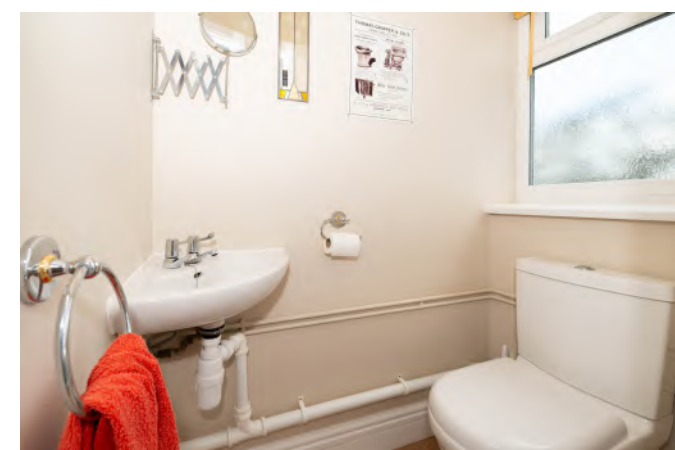
Entered via a part-glazed, stable-style uPVC door, the secondary entrance opens into a useful hall and utility space with room for coats, shoes and freestanding storage. There is a base unit with shelving above, a stainless steel sink with chrome mixer tap, and space for a washing machine beneath. A glazed rear door with three-point locking opens directly to the rear garden.

Cloakroom

The ground floor cloakroom is neutrally decorated and continues the oak-effect flooring from the adjoining utility space. It is fitted with a close-coupled WC and a ceramic corner wash hand basin with chrome pillar taps. Natural light is provided by a top-hung frosted casement window to the rear.

Kitchen / Breakfast Room

Located centrally within the ground floor, the kitchen enjoys a segmental bay window to the front elevation, with additional borrowed light from the French doors to the rear of the dining room. The room is fitted with a range of Shaker-style base and wall units with solid oak work surfaces and matching upstands. A one-and-a-half bowl inset sink with brushed chrome mixer tap is positioned beneath the bay window, while integrated appliances include a Neff four-burner induction hob with extractor above, an electric oven and a dishwasher. There is also space for a full-height fridge freezer, and a breakfast bar provides an area for informal dining. The flooring is finished in oak-effect laminate to complement the entrance hall, and a part-glazed oak panel door opens to the main entrance hall.





The Property

Dining Room

The dining room enjoys a particularly attractive south-facing outlook over the rear garden, adjoining pastureland and the canal beyond. French doors open directly onto the pergola-covered decked terrace, creating a natural extension of the room and allowing for an easy connection between inside and out.

First Floor Landing

The first floor is arranged around a generous galleried landing, naturally lit by a two-light window to the front elevation. Matching loop-pile carpet continues from the stair, while solid timber panel doors open to the bedrooms and family bathroom. Additional storage is provided by a built-in double-door cupboard.

Bedroom One

A well-proportioned double bedroom enjoying an attractive south-facing outlook over the canal corridor and adjoining pastureland. The room benefits from extensive fitted storage in the form of bespoke wardrobes incorporating hanging space, shelving and drawers, while the floor is finished in stained pine boards.

Bedroom Two

A further well-proportioned double bedroom with a large four-unit casement window to the south-facing elevation, enjoying an open outlook over the surrounding countryside. The room offers space for freestanding furniture and is finished with loop-pile carpet.

Bedroom Three

A versatile single bedroom, currently arranged as a home office, but equally suited for use as a guest bedroom or nursery. A three-light window to the front elevation provides natural light, while floors are painted pine boards and walls have neutral finishes. An overstairs cupboard with fitted shelving provides useful storage space.

Bathroom

A generously sized bathroom, well-lit by two separate windows to provide natural light and ventilation. The room is tastefully presented and fitted with a four-piece suite comprising a corner bath; a walk-in shower with glazed screen; a WC with concealed cistern set within a bespoke vanity unit; and a ceramic wash hand basin with chrome taps, also incorporated into the vanity cabinetry, which provides useful storage.





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Grounds

Front Aspect

The property is set back from Archer Avenue behind a wide grass verge, with a macadam crossover leading to a block-paved parking area to the front. A full-width block-paved path continues across the frontage, giving access to the two entrance doors, both set beneath projecting canopies. There is a well-kept lawn, low-level shrubs and seasonal perennial planting.

Rear Aspect

The rear garden is arranged over two levels and is a particular feature of the property, taking full advantage of its elevated position and south-facing aspect. Immediately to the rear of the house is a raised composite deck, with steps descending to the main garden. A pergola extends across much of the rear elevation, creating a sheltered seating and entertaining area and linking directly with the house via French doors from the dining room and a glazed door from the utility area, with views out towards the Oxford Canal and adjoining pastureland.

Beyond, the principal part of the garden is laid to lawn and enclosed by close-board fencing, with a mid-height picket fence marking the rear boundary. A traditional picket gate opens directly onto the footpath beyond, giving convenient access to the surrounding countryside and canal-side walks.

A further timber-built garden pavilion with shingled roof and decked seating area provides an additional outdoor sitting space, positioned to enjoy the open outlook. The garden also has a productive element, with a selection of established fruit trees including cooking and eating apples, plum and pear. A separately enclosed kitchen garden includes raised vegetable beds with paved and brick-edged paths between.

Practical storage is provided by two substantial timber sheds and a greenhouse. The larger shed has power and lighting, while the smaller shed is also fitted with lighting, making the space well suited to storage, potting and general garden use.



Location

Braunston is a well-regarded Northamptonshire village known for its attractive canal-side setting at the meeting point of the Oxford Canal and the Grand Union Canal.

Everyday amenities are well provided for, including a village shop, public houses, takeaway outlets, a fish and chip shop, and a highly regarded butcher's. There is also a primary school, church and village hall, all contributing to a settled and active local environment.

The surrounding countryside is a particular draw, with a variety of public footpaths and bridleways accessible directly from the village, many following the canal corridors and open farmland. This setting makes the area especially appealing for walking, cycling and other outdoor pursuits.

For a wider range of facilities, the nearby market towns of Daventry and Rugby offer supermarkets, secondary schooling and leisure amenities. Rugby also provides a mainline railway station with regular services to London Euston, making the area a practical choice for commuters.

Road communications are convenient, with access to the A45, A5 and M1 (Junction 18) within reasonable distance, linking the village to Northampton, Coventry and the wider motorway network.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Electricity, Water, Drainage, Solar Panels

Heating: Central heating via air source heat pump and solar panels

Council Tax Band: Band B **EPC Rating:** TBC

Broadband: Ultrafast available with up to 1000Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

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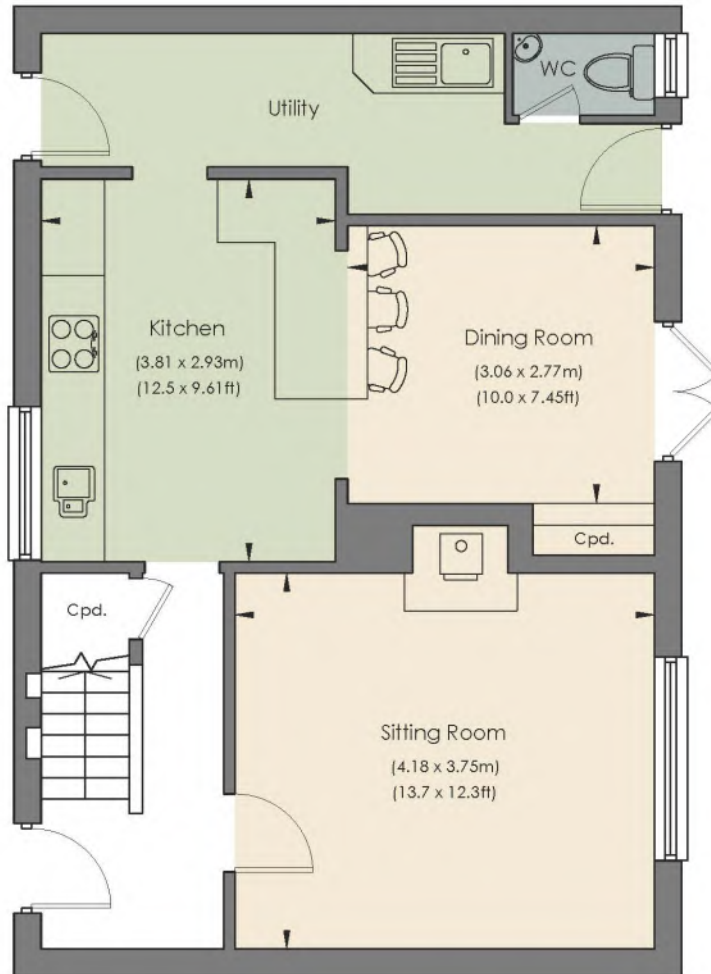
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Approximate GIA (Gross Internal Area) = 112 sqm (1206 sqft)

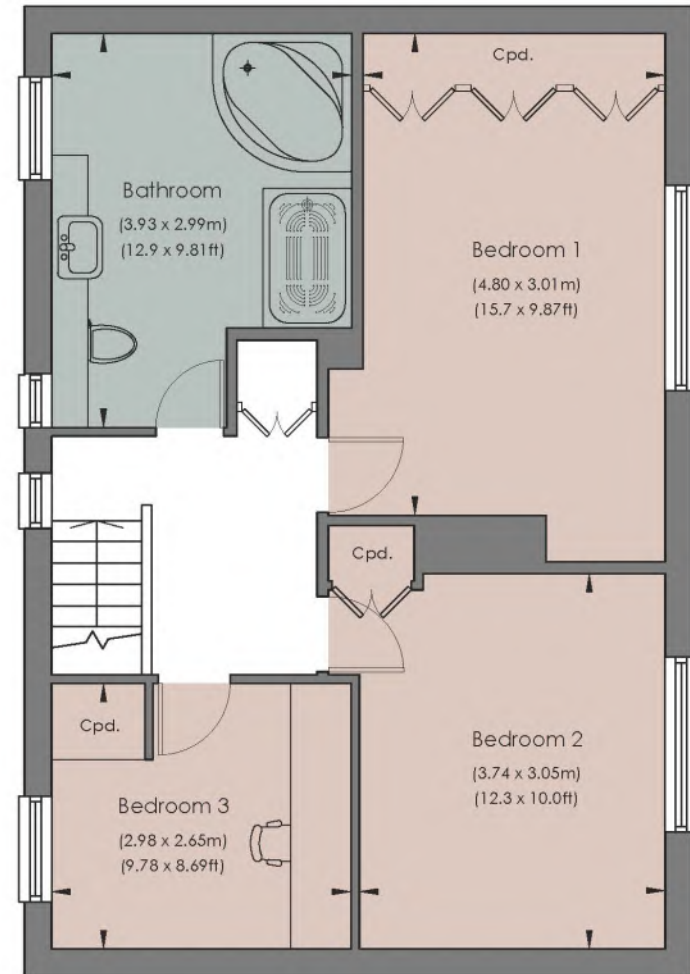


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 56 sqm (603 sqft)



FIRST FLOOR GIA = 56 sqm (603 sqft)



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