

# Property Details

11b, West Street, Weedon, NN7  
4QU

Guide Price **£450,000**





# Property Photos

11b, West Street, Weedon, NN7 4QU



Creation Date

24/11/2025



# Property Photos

11b, West Street, Weedon, NN7 4QU



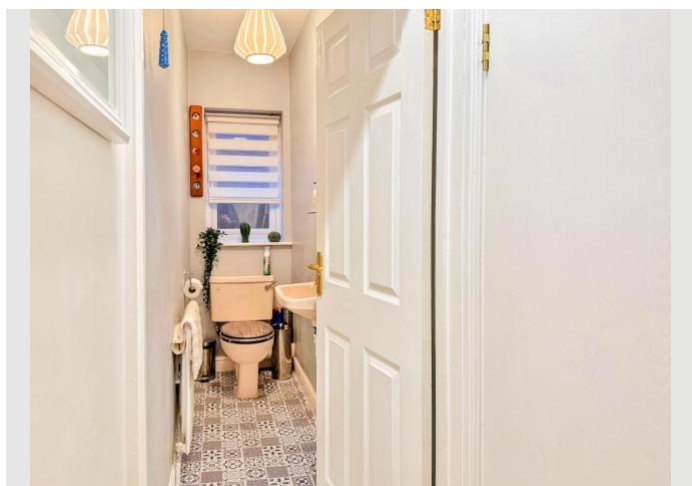
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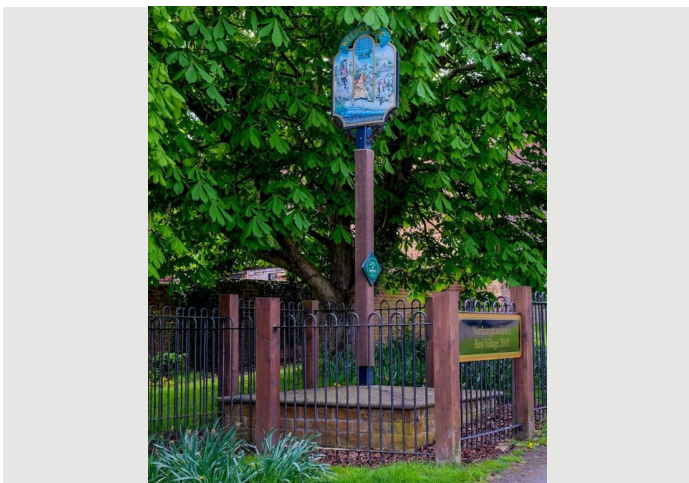


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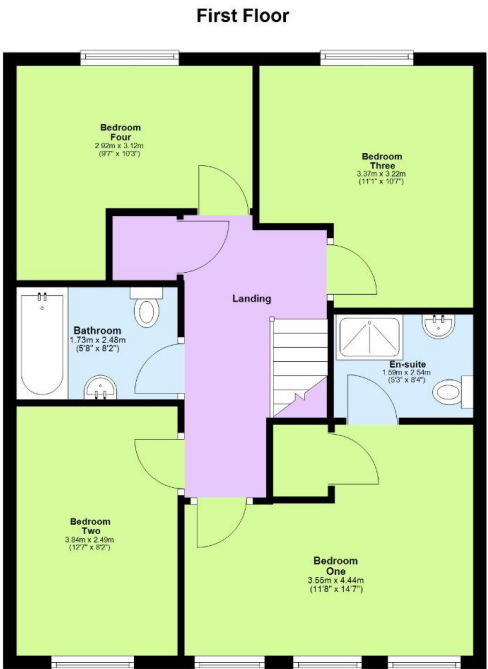
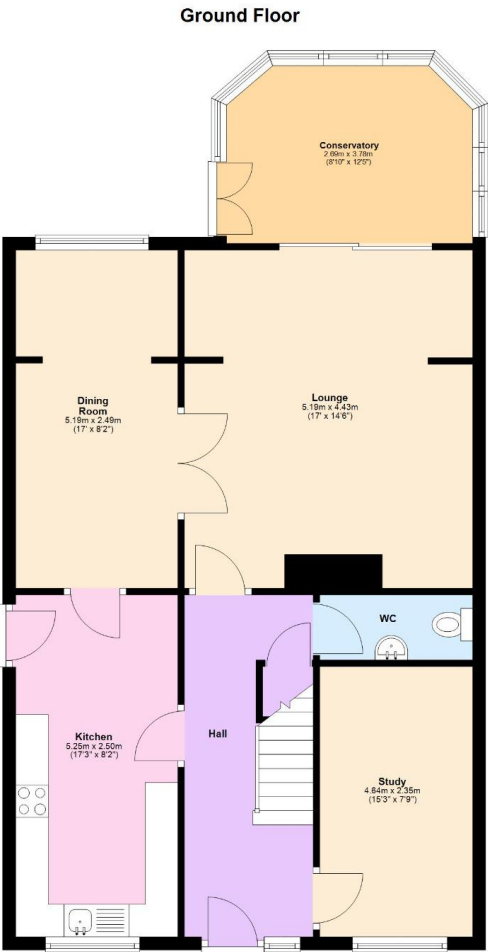
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# Property Floor Plans

11b, West Street, Weedon, NN7 4QU





# Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply



# Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-



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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£450,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No



# Property Features

11b, West Street, Weedon, NN7 4QU

## Feature 1

Spacious Four Bedroom Detached Village Home

## Feature 2

En-suite To Main Bedroom

## Feature 3

Conservatory Overlooking The Private Rear Garden

## Feature 4

Separate Dining Room/second Reception Room

## Feature 5

Downstairs Loo

## Feature 6

Office/additional Reception Room/downstairs Bedroom

## Feature 7

Four Double Bedrooms

## Feature 8

Ample Off-road Parking

## Feature 9

Popular Well-serviced Northamptonshire Village

## Feature 10

Within Easy Reach Of Major Road And Rail Links

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# Property Description

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## **Extended Four Bedroom Detached Village Home With En-Suite For Sale in Weedon.**

Extended Detached Four Bedroom Home For Sale in Weedon

If you've been waiting for a spacious family home in the award-winning village of Weedon, this extended four bedroom detached property, set in a lovely riverside location, is definitely one to come and see.

The first thing you'll notice is just how deceptively spacious it is – the downstairs living space in particular is superb. A thoughtful single-storey extension has opened up the ground floor into a brilliant family and entertaining area, perfect for busy households and those who love to host. The addition of the conservatory brings even more space and light, with views over the private, sunny rear garden.

The original dining room has been cleverly extended to create a relaxed family area, an ideal spot for the kids to watch TV or jump online while still being within sight from the kitchen. The lounge is a fantastic size too, giving everyone room to spread out comfortably.

The kitchen sits at the front of the home with handy side access, and there's also a downstairs loo for convenience.

Working from home? The current owner has converted the garage into a brilliant home office, though it could just as easily become a second reception room, playroom, or even a ground-floor bedroom if needed.

Upstairs, the main bedroom is a real treat – comfortably taking a super-king bed, with a dedicated dressing area and a generous en-suite. Alongside this, you'll find three further well-proportioned bedrooms and a modern, recently replaced family bathroom.

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Outside, the rear garden has been designed for low-maintenance and maximum sunshine. Its a peaceful, private space to sit out and unwind, with a lovely outlook. To the front, a large driveway provides plenty of parking for several vehicles.

This really is a wonderful home - warm, inviting, and a pleasure to show people around.

Welcome to Weedon

Weedon is perfectly positioned right in the heart of England, surrounded by rolling Northamptonshire countryside thats simply beautiful. Its a friendly village with a great sense of community and a surprising amount on offer: pubs, shops, doctors, pharmacy, hairdressers - even the famous Depot, which is well worth a visit.

Families will be pleased to know the local primary school is highly regarded, offering a lovely environment for children to learn and grow.

For commuters, the location is ideal, with the A5, A45, M1, M45, and M6 all close by. Long Buckby railway station is just a short drive away too. And for those who love the outdoors, the Grand Union Canal, local bridleways, and footpaths make walking, running, and exploring easy.

If youd like to know more about the property, the sellers, or the village - or if youd like to arrange a viewing, call Campbells today and ask for Amanda.

Tenure: Freehold Council Tax Band: DEPC: D

The approximate measurements for this property are as follows:

GROUND FLOOR

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# Property Description

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## KITCHEN

5.25m x 2.50m (17' 3" x 8' 2")

## DINING ROOM

5.19m x 2.49m (17' 0" x 8' 2")

## LOUNGE

5.19m x 4.43m (17' 0" x 14' 6")

## CONSERVATORY

3.78m x 2.69m (12' 5" x 8' 10")

## STUDY

4.64m x 2.35m (15' 3" x 7' 9")

## FIRST FLOOR

### BEDROOM ONE

4.44m x 3.55m (14' 7" x 11' 8")

### EN-SUITE

2.54m x 1.59m (8' 4" x 5' 3")

### BEDROOM TWO

3.84m x 2.49m (12' 7" x 8' 2")

### BEDROOM THREE

3.37m x 3.22m (11' 1" x 10' 7")

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## BEDROOM FOUR

3.12m x 2.92m (10' 3" x 9' 7")

## BATHROOM

2.48m x 1.73m (8' 2" x 5' 8")

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