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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



3 Bedrooms | 2 Bathrooms | 1 Reception Room | Single Garage



4 WYMONDHAM CLOSE

DAVENTRY, NN11 2PN

- ✓ Semi Detached
- ✓ Good Sized Private Garden
- ✓ Immaculately Presented
- ✓ Ensuite to Principle Bedroom
- ✓ Integrated Kitchen Appliances
- ✓ Garage and Off Road Parking
- ✓ Downstairs WC
- ✓ Popular Development
- ✓ Close to Daventry Town



This modern property provides spacious contemporary living, double glazing throughout, gas central heating, the added bonus of a private and sunny west facing garden and a garage with a private driveway.

On the ground floor, the entrance hallway houses a large storage cupboard and a downstairs WC. From the hall you enter a very spacious and airy open plan living, dining and kitchen area.

The sleek contemporary kitchen benefits from fully integrated appliances and the large lounge/dining area features an under-stairs storage cupboard for hiding away those everyday items. Double glazed French doors which lead onto the rear patio and garden. The flooring throughout the downstairs is good quality laminate.

A staircase from the lounge leads to the first floor landing where you will find the main bedroom to the rear of the property, with plenty of fitted wardrobes as well as a superbly finished ensuite shower room.

There is another double bedroom to the front of the property that features a full length window, making it a bright and sunny room.

There is a further good sized third bedroom and a beautifully appointed family bathroom with shower over the bath.

Outside to the rear there is a flag-stone patio leading to rear access door to the single garage, there is a path to the garden shed and a lawn area. The garden is low maintenance and enclosed with a combination of timber fencing and brick built walls. The garden is west facing, so will be a sunny place to relax in the evenings.

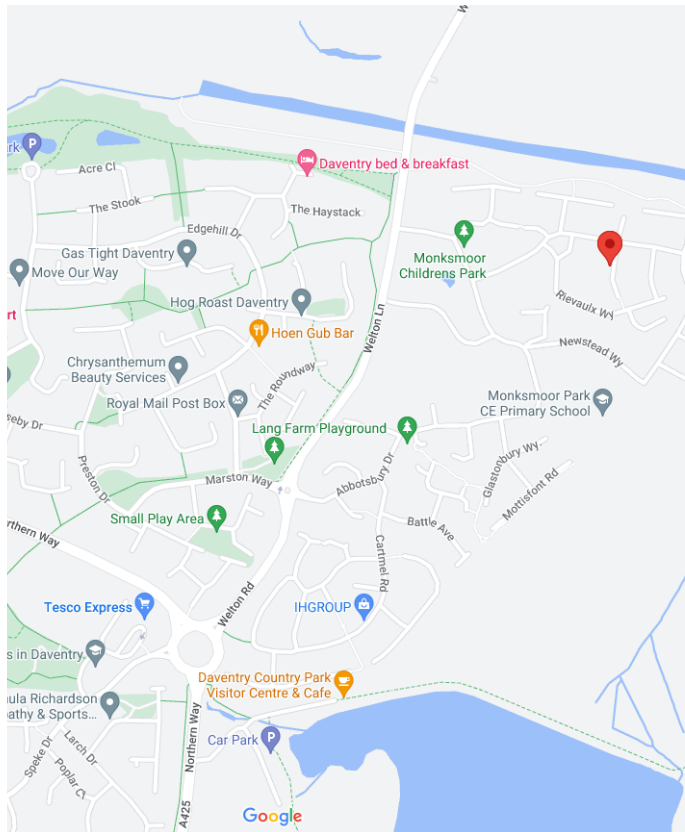
At the front of the property there is a private driveway with off-road parking for two vehicles if front of the single garage.



LOCATION

The Monksmoor development was built on the '21st Century Garden Village Principles', the vision for which, according to the builders Crest Nicholson, is for a "beautiful sustainable, culturally rich, economically independent and green space to live". As well as the core values being centred around the organic creation of a true community". It's fair to say we know a lot of people that live in the area including some of the Campbells team that can certainly vouch for these principles. The Monksmoor development was built so that its residents can enjoy the local countryside (including the country park and canal) but still benefit from being within easy reach of Daventry Town Centre, which is just a five-minute drive way. There is also the recently built Monksmoor Primary School as well as having amenities at Monksfield on the Ashby Fields development which is approximately a 5 minute walk away. This include a local Pub, Tescos Express, Boots, Doctors, Nursery and a Take Away.

Daventry Town Centre itself benefits from many facilities and amenities including the Leisure Centre, Daventry Country Park, various bars and restaurants, supermarkets, small boutiques and local shops along with the twice-weekly market on the High Street, and a brand new multi-screen cinema complex.

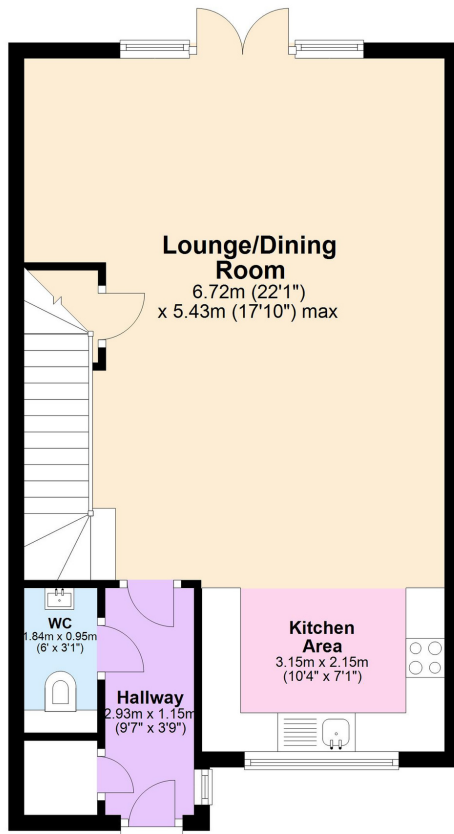


Council Tax: Band C EPC: Rating B

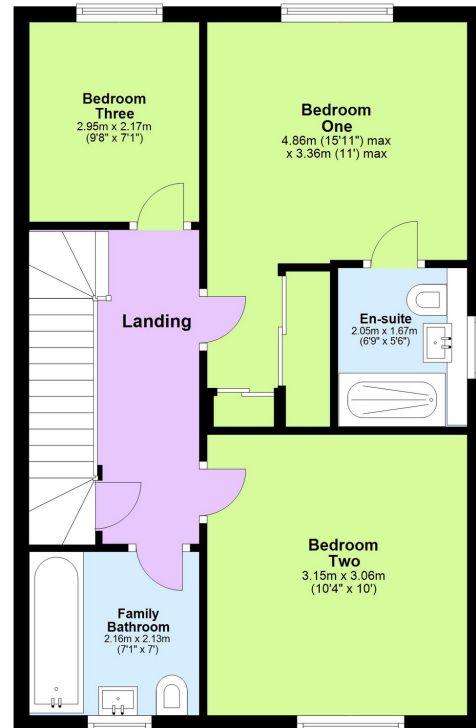
"This semi-detached property on the Waterside Phase of the Monksmoor offers stylish modern living and is ready to move straight into."



Ground Floor



First Floor



LOCAL PROPERTY EXPERT JANE EDWARDS



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"The service received by Campbells stood out a mile, friendly, courteous and very well informed.

So when we found the house we were looking for I did not hesitate in asking Campbells to sell my home as I wanted any prospective buyer to have the level of service I had received myself and which I was confident they would provide.

I had not been aware of quite how much service they offered, particularly with regard to their online service, with advertising on their website, Rightmove and also social media."

Chrissy about our Daventry Team

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.