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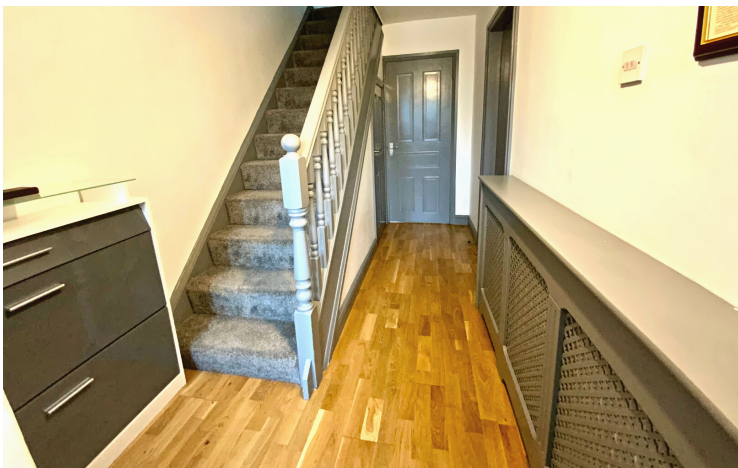
2 James Watt Close, Daventry NN11 8RJ

campbells

of Northampton



4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



32 KNIGHTON CLOSE

DUSTON NN5 6NE

- ✓ Four Bedroom Detached
- ✓ Large Kitchen/Diner
- ✓ Private Rear Garden
- ✓ Close To Local Amenities
- ✓ Replaced Ground Floor Cloakroom
- ✓ Ample Off Road Parking
- ✓ Separate Lounge
- ✓ Replaced En-suite
- ✓ Single Garage



This much-improved Four Bedroom detached property for sale has replaced bathrooms and a private low maintenance rear garden

The property is located in a quiet cul-de-sac made up of just three properties, just off of Knighton Close. The cul-de-sac is in close proximity to properties of a similar nature and just a short walk away to the local amenities. In brief this well-presented property consists of an entrance hallway leading to a modernised cloakroom, a great sized lounge area with glazed double doors leading into a large kitchen/diner with patio doors into the rear garden. The kitchen area which has been refurbished is modern, spacious and offers plenty of storage with built in appliances. On the first floor you have got four good sized bedrooms. Bedroom one benefits from fitted wardrobes and a modernised en-suite, including a shower which doubles up as a steam room.

The family bathroom has also been replaced with a modernised suite to a high standard, consisting of a bath with shower, toilet and sink. The property further benefits, include; gas central heating and UPVC double glazing throughout. At the front of the property you are greeted with a large parking area, with ample parking for at least three vehicles forward of a single garage. The garage has an electric up and over door, as well as power and lighting. The rear garden is sunny and private with two large decking areas overlooking a large sunken ornamental fishpond which could be converted into a swimming pool with minimal disruption to the low maintenance garden. The top decked area is enclosed with a gated fence. Not forgetting to mention there is also a wood fired sauna.



LOCATION

Duston has been a settlement since at least Roman times, and grew as a village in Anglo-Saxon times. In the Domesday Book, The name "Duston" derives from Old English words meaning either farmstead on a mound or farmstead with dusty soil.

Duston itself is only a short trip away from Northampton Town Centre and its mainline train station. It's close to all major road networks, plus you have the bonus of the Sixfields development close-by which is the home of the local football team 'The Cobblers', as well as major retailers, restaurants, and other leisure facilities.



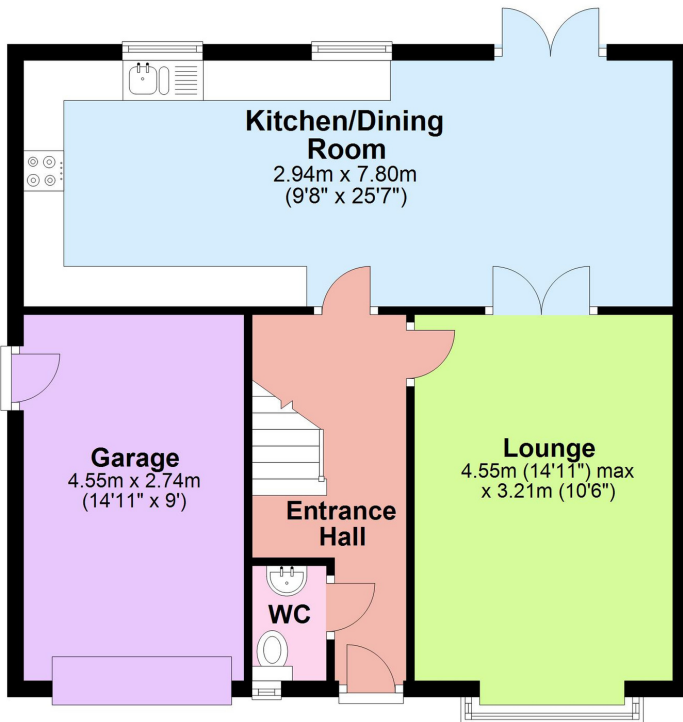
Council Tax: D

EPC: D

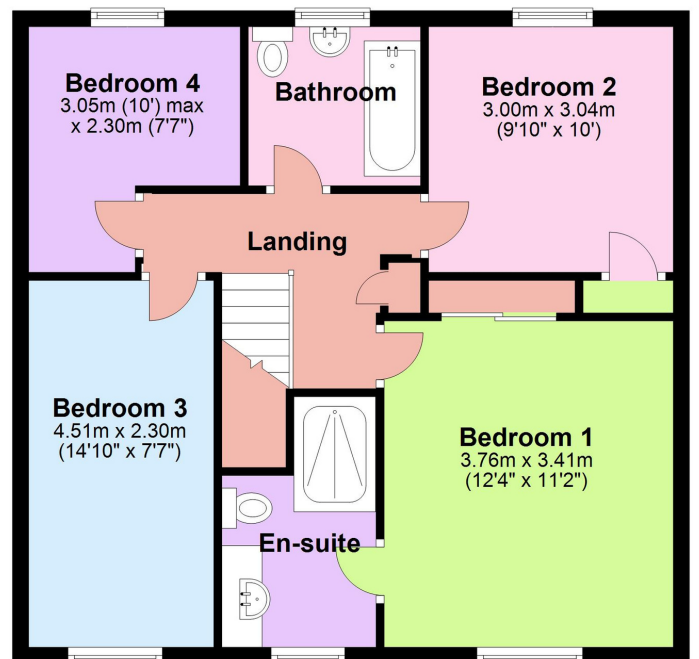
"With good sized rooms, a refurbished kitchen, bathroom, en-suite and cloakroom - the core rooms have been covered to a high standard - leaving you to decorate to taste. The garden is such a unique feature, it will be interesting to see how the next owners utilise this space"



Ground Floor



First Floor



LOCAL PROPERTY EXPERT MARK HEYCOCK



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"The service we have received from Campbells Daventry Branch has been excellent. We had various valuations on our house from other estate agent but decided to go with Campbells because we found Mark to be so helpful, enthusiastic and approachable we immediately really liked him. The rest of the team have all also been fantastic."

Emily and Graham about Mark and 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.