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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Daventry



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



## 29 WILSON CLOSE

DAVENTRY NN11 9WH

- ✓ John Lewis Kitchen With Integral Appliances
- ✓ Great Location for Commuting
- ✓ Close to Local Amenities
- ✓ Garage and Off Road Parking
- ✓ Four Bedroom Detached
- ✓ Separate Dining Room
- ✓ En-Suite to Bedroom One
- ✓ Front and Rear Gardens
- ✓ Conservatory





**This four-bedroom detached property sits on a quiet close, on the popular Timken development and has been well maintained by the current owners.**

You arrive at the property greeted with drive and laid to lawn garden. Upon entering the property, on the ground floor you have a welcoming entrance hall with a storage cupboard for your shoes and coats, doors leading to the lounge with French doors leading onto the conservatory, separate dining room currently used as a second lounge, a modern downstairs cloakroom, and the kitchen. The dining room which is currently being used as a second lounge is multi functional. It could quite easily double up as the ever growing need of a home office, playroom, study or back to its original title - dining room. The lounge is spacious and attracts a lot of light, with French doors bringing the summer inside, and in the colder months the fireplace to warm you up for those cosy darker nights. The French doors from the lounge to the conservatory give you that option to separate the space or to let it flow through, needless to say this room is a suntrap with a lovely view over the garden. The outer door leads you to the paved area in the garden.

The designer "John Lewis" kitchen boasts plenty of surface and cupboard space, with built in appliances. The layout has been well thought out, its stylish and finished to a high standard. To the first floor you have four good sized bedrooms - three doubles and a proper sized single, there are built in wardrobes to bedrooms one and two with the main bedroom having an ensuite, and the family bathroom. The whole property has a very nice feeling about it, with the added bonus of plenty of natural light. Further benefits of this well-presented property are gas central heating from the replaced boiler, UPVC double glazing throughout, and of course the lovely bright conservatory. Outside to the front you have access to the garage and off-road parking, a laid to lawn front garden and gated access to the rear. The rear garden is enclosed by wood panel fencing, has two patio areas which are ideal for relaxing in the sun, sipping your favourite drink after a long day or great for the family BBQ, there are mature planted borders, and the remainder of the garden is laid to lawn.





# LOCATION

The property is on the popular Timken Estate and was built just over 20 years ago by Wilcon Homes and is only a five-minute drive from the town centre. The small market town of Daventry has a lot to offer, it 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. Not to forget to mention the new Arc Cinema complex with eateries.

Daventry is a great central location for commuting being just a short drive from major road networks including the M1, M6, A5, A361 and the A45, the nearest railway station is Long Buckby which is only a few miles away with regular trains to London Euston and Birmingham New Street.

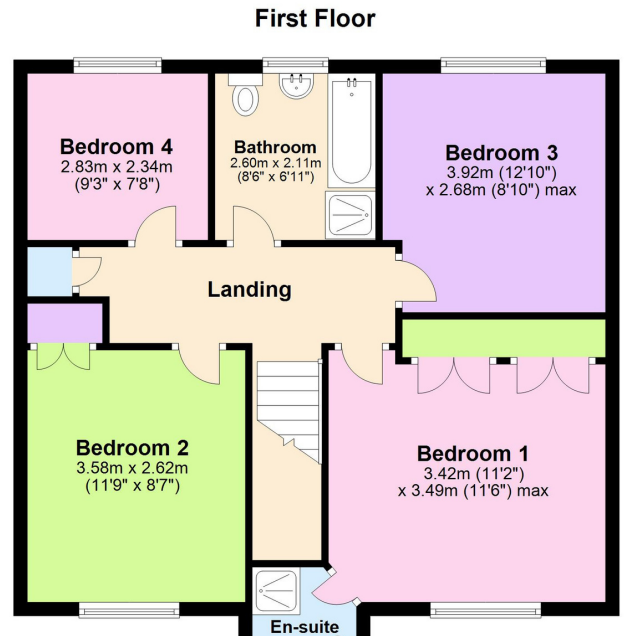
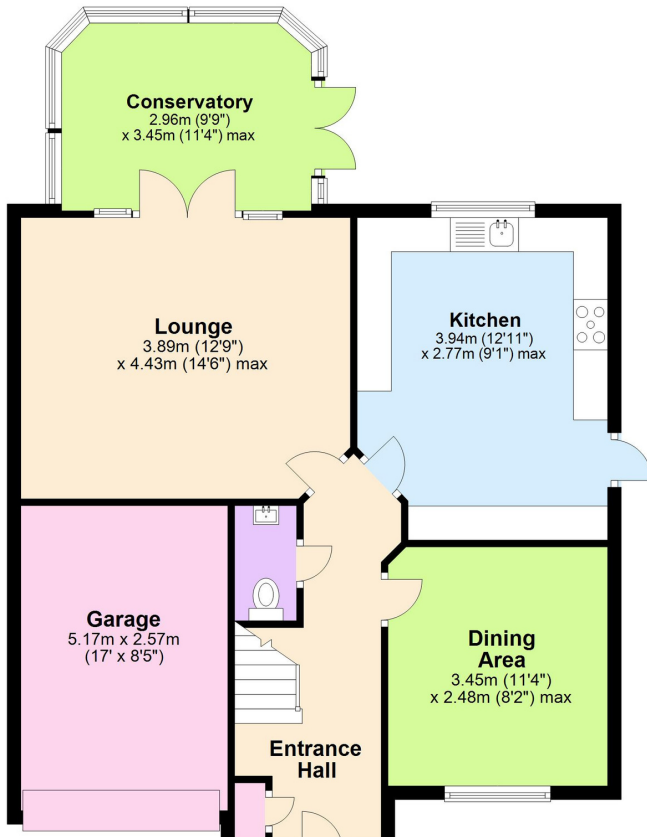


Council Tax: E

EPC: tbc

"This house has a great layout from the second you walk through the door, it just flows from room to room. With the house being predominately neutral you have a nice canvas to work with".





## LOCAL PROPERTY EXPERT STAN FRENCH



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"We chose Campbells as they were one of the agents who were active in the area we were looking and they made a point of getting to know us and our requirements, which was great! The team were friendly and treated us like people rather than punters. We were looked after attentively and didn't feel we were like a number to churn – they were all very helpful. Stan was very patient and understanding as well as warm & friendly. Campbells are personable and we were treated properly as people rather than numbers."

**Jane 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.