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2 James Watt Close, Daventry NN11 8RJ

campbells

of Northampton



3 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



63 HARVESTER WAY

NORTHAMPTON NN4 8JZ

- ✓ Close to Northampton Mainline Train Station
- ✓ Detached Garage and Off Road Parking
- ✓ Well Presented With Many Upgrades
- ✓ Ready To Be Your Next Home
- ✓ Less Than Three Years Old
- ✓ En-Suite to Main Bedroom
- ✓ Private and Sunny Garden
- ✓ Three Bedroom Detached
- ✓ Generous Plot

About the Property

Less than three years old this three-bedroom detached property is for sale on Harvester Close and is close to local amenities including Delapre Park, and only a short distance from Northampton Town Centre. The property really is a credit to the current owners as it is (in my opinion) in better condition than when it was new! All you have to do is unpack, put the kettle on and you are home. The property sits in a great location, close to local schools and parks and less than two miles from Northampton town centre with its variety of shops, restaurants, theatres and public houses, and Northampton Station which feeds direct into Euston Station. The property is built to the Seacroft design, but has many upgrades from the original design, the main one being the detached single garage which is longer than the standard length and many others. You really need to view this property for it to be appreciated. To the ground floor you have the entrance hall offering access to the lounge with a feature bay window, kitchen / dining room with yet another feature bay window and French doors to the rear patio. You also have the downstairs cloakroom which has been cleverly upgraded to house the combi boiler and washing machine. On the first floor you will find three bedrooms, two of which are doubles with an en-suite bedroom one, the family bathroom, and you even have a dressing area in bedroom one thanks to the upgrades from the original design. Outside to the property you have a front garden, path leading to the front door and garage with off road parking, there is a great view over Northampton Town, and the rear garden is a good size, sunny and private with gated access to your parking area and a personal door to the garage. If you fancy a walk or a run, close by you have the popular Delapre Abbey and local parks, and the Mereway Tesco Extra store is just up the road. All in all, this is a great property just ready for someone to make it their home.



Council Tax: C

EPC Rating: D

Ground Floor



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.