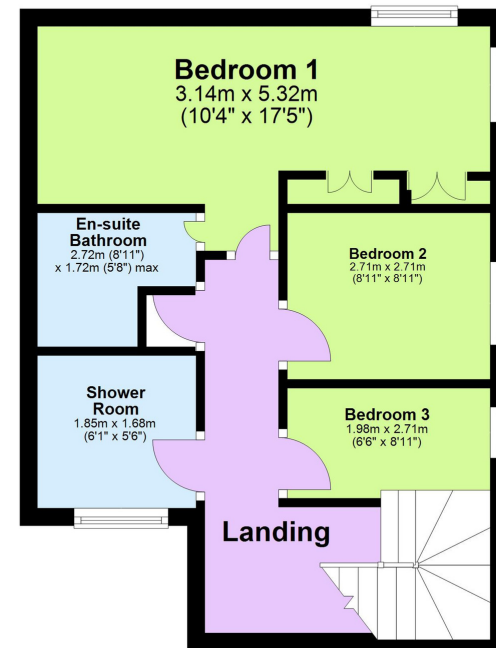
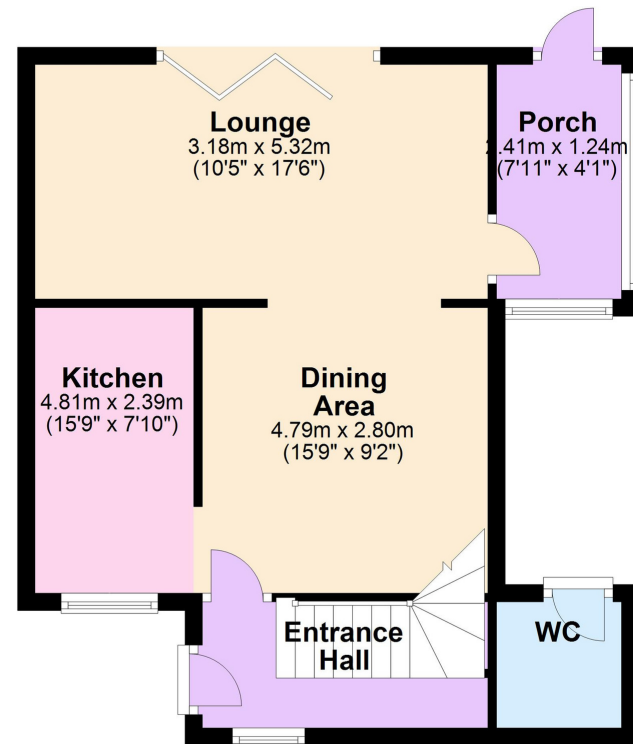




Ground Floor



First Floor



01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Weedon



4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



42 FUSILIER WAY

WEEDON NN7 4TH

LOCAL PROPERTY EXPERT AMANDA LOYDALL



01327 878926

07788 122675

amanda@campbell-online.co.uk

"To say Jake and I are thrilled at how Campbells have secured the sale of our property is as an understatement. From the day Jake met Amanda he determined that she was the one whom he trusted to sell his property. Amanda exuded an enthusiasm and positivity that he warmed to straight away and which gave him confidence in her ability to sell the property in order to buy mine. Amanda has not only sold a property for us, but has fulfilled a long-time dream for both of us."

Marguerite and Jake Salter about Amanda and our Daventry Team.

- ✓ Close to Major Road and Rail Links
- ✓ En-suite to Main Bedroom
- ✓ Detached Summer House
- ✓ Three Bedroom Cottage
- ✓ Two Reception Rooms
- ✓ Magnificent Garden
- ✓ Canal side Location
- ✓ Substantial Parking
- ✓ Triple Garage

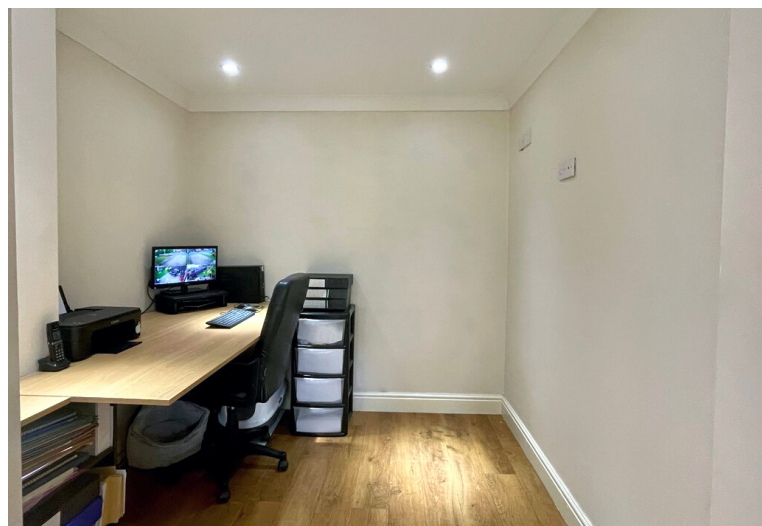
Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the 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.



This spacious four-bedroom home is situated in a truly unique location with stunning views

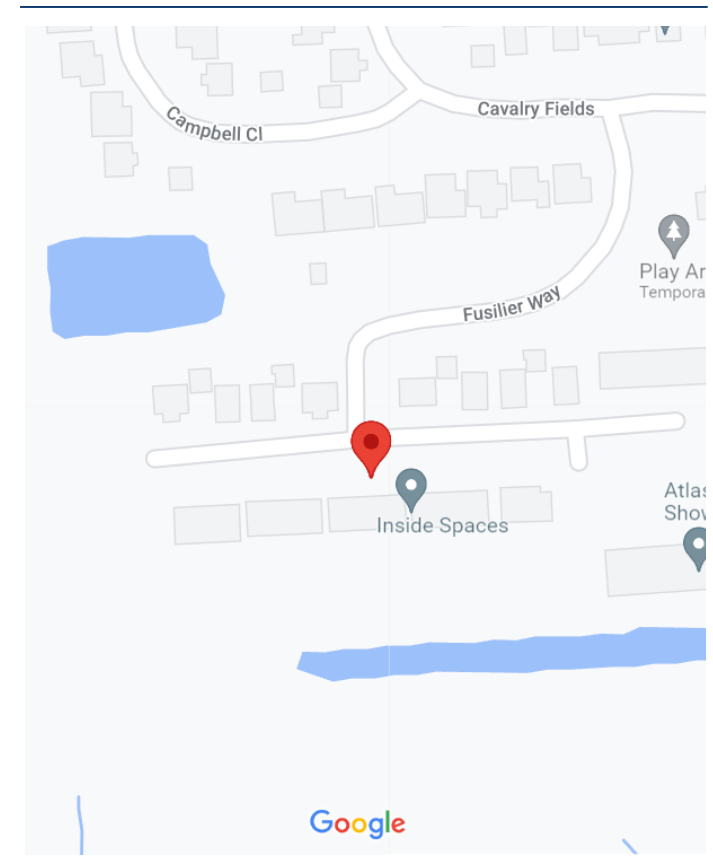
Developed in 2000 the properties are in keeping with the local Artillery Depot which is well worth a visit when you are in the village. Starting from the ground floor - The kitchen diner is a good size, overlooking the south facing garden. The current owners have part converted the garage to provide an office area, but this would also work well as a family room or children's playroom. There is still access to the garage from the house, so it is a useful space for storage. Lastly not forgetting there is a hand loo. The first floor accommodates the lounge with stunning views over the countryside along with the main bedroom. The main bedroom benefits from fitted wardrobes and en-suite.

The en-suite boasts a bath with a shower attachment. On the second floor you will find three further bedrooms as well as the family bathroom. As mentioned, the garden is south facing and backs onto open countryside, the current owners have built a garden summer house which is insulated and has power and light - this would be useful as a home office. There is also a storage shed tucked behind the summer house. The Cavalry Fields development offers a safe, friendly feel where children can play outdoors. t's especially fun at Halloween or Christmas when everyone gets involved. Do you like fishing? There's a large pond which offers exclusive fishing rights for residents only.



LOCATION

Weedon is very nicely situated in the middle of England - have a look and see - our Northamptonshire countryside is beautiful. A friendly community with lots of amenities, pubs, shops, doctors, pharmacy, and hairdressers to name but a few. Why not visit Northamptonshire's largest book shop situated in the Heritage Site at the old ordnance depot and have a coffee or browse the antique stalls. The local Primary school is highly regarded and offers a pleasant environment for children to learn. The main road networks are close at hand which makes commuting to anywhere very easy - A5, A45, M1, M45, M6. The new bypass gives direct access to Junction 16 of the M1. Long Buckby railway station is only a short car journey away too. The Grand Union Canal runs through the village - along with numerous bridleways and footpaths, so going for a walk or run is very easy.



Council Tax: D

EPC: TBC

"This townhouse has a great layout. The part converted garage is a great idea, meaning you don't have to give up a bedroom or intrude in the lounge or dining area to use as office space."

