



 01788 220162
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Norton



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



BRACKENRIGG, DAVENTRY ROAD

NORTON NN11 2ND

-  Open Plan Lounge and Dining room
-  Friendly Village Location
-  Garage and Driveway
-  Three Bedroom Detached Property
-  Breakfast Kitchen
-  Downstairs WC
-  Private South Facing Garden
-  Family Bathroom
-  Office Space

LOCAL PROPERTY EXPERT CLARE BONWICK



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"I was encouraged to use Campbells by a friend and neighbour who had moved the previous year. Clare did not disappoint and was only a phone call away when I needed advice or some reassurance. I would think most house sales and purchases have a few sticky moments and mine was no exception! A big thank you to Clare for remaining calm and positive during a very stressful few weeks. I am now happily settled in my new home and love it – but without Clare it may not have happened..."

Julia about Clare and our Rugby 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.



This three bedroom detached property for sale in Norton, near Daventry, has a surprising amount of space behind its façade.

The property has a welcoming feel to it and is bright and spacious with plenty of natural light throughout. The Breakfast Kitchen is at the front of the house and is a sociable space, big enough for a sofa. The Lounge is a cosy room with an attractive fireplace, perfect to snuggle down under a blanket as the Autumnal evenings creep up on us. A single story extension has created a lovely dining room to the rear and a great feeling of openness with its patio doors accessing the garden. A small, but very useful office space leads from here and also has access to the garden as well as the rear of the garage where a utility area has been created.

To the first floor, there are three generous bedrooms. The main bedroom being dual aspect overlooks the garden. Bedroom two is a double and the third is a generous single but is currently used as a dressing room – every girls dream hey?! The bathroom has an updated modern feel with a shower over the bath. The sunny south facing rear garden is a private place to relax, made more so as it's been designed to be as maintenance free as possible. There's no need to even mow the lawn! This is a lovely home with a great feel to it. It benefits from double glazing and oil fired central heating - it is also being sold with no upper chain.

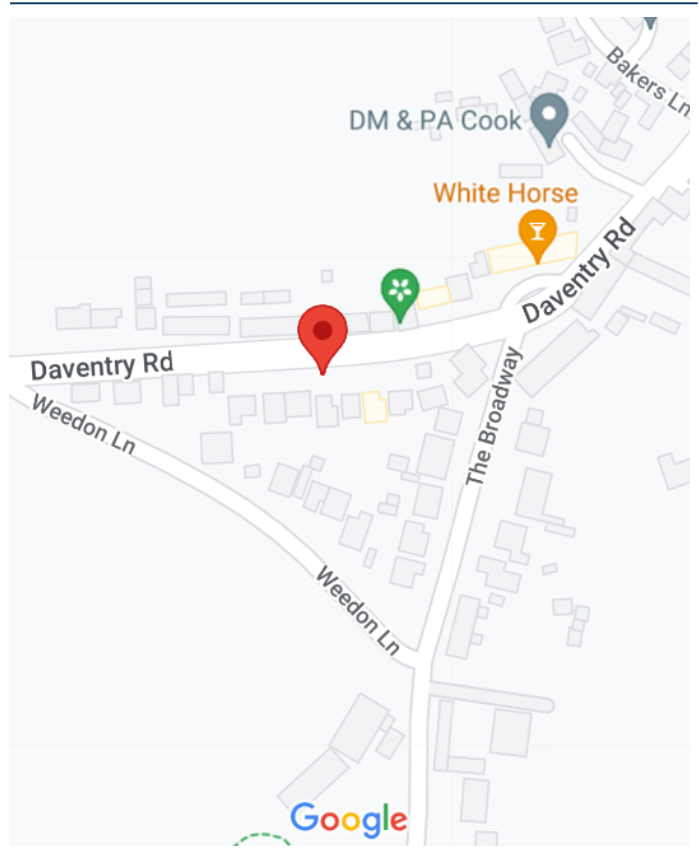
LOCATION

Norton village sits approximately 2 miles east of Daventry and 11 miles from Northampton.

The A5 is close by and provides easy access to the M1, M45, M40 and, M6 with the nearest railway station being at Long Buckby approximately 3 miles away.

The White Horse is the local pub which also provides a fish and chip takeaway service for the village.

The 'Heart of the Shires' shopping village is just to the east of Norton and is a charming complex of converted farm buildings. There is a variety of independent retailers here, including a tearoom and art gallery.



Council Tax: D

EPC: TBC

"The downstairs flows brilliantly, from room, to room - the light just follows you around. The dining area is a sun trap, looking out over the landscaped garden, how can you not picture yourself here".

