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2 James Watt Close, Daventry NN11 8RJ

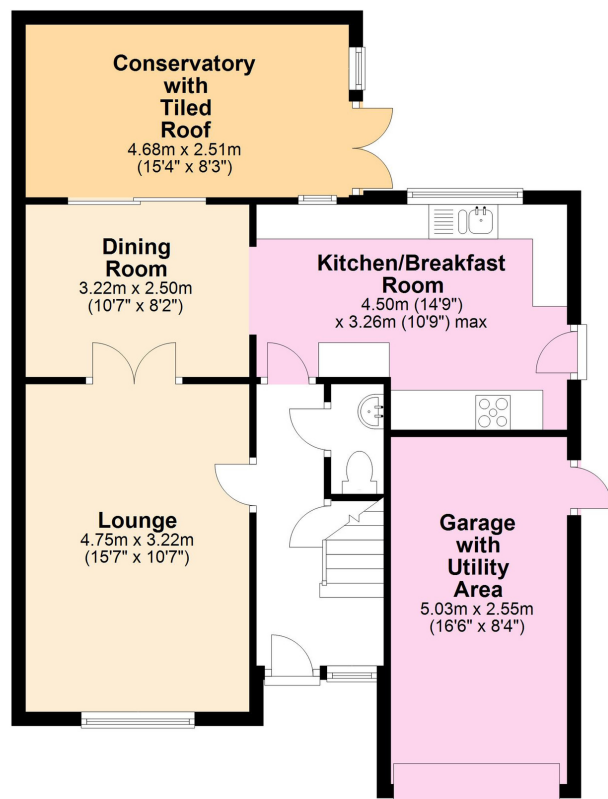
campbells
of Daventry



4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Garage



Ground Floor



First Floor



LOCAL PROPERTY EXPERT CLARE BONWICK



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I have recently completed the purchase of my new flat with Campbell's and all the staff I had contact with were very friendly and helpful throughout the whole process.

Clare was my main point of contact and she was on top of the process the whole way, more so than my own solicitors!

Would happily use them for the sale of my property in the future!

NAME: Luke, 5th June 2023
ABOUT: Clare

30 FRANKLIN WAY

DAVENTRY, NN11 0TH

- ✔ Garage and Parking for Several Cars
- ✔ Kitchen with Built-in Appliances
- ✔ Refitted Shower Room
- ✔ Four Bedroom Detached Property
- ✔ Lounge with Feature Fireplace
- ✔ Separate Dining Room
- ✔ 15ft Conservatory with Tiled Roof
- ✔ En-suite to Main Bedroom
- ✔ Beautiful Private Garden

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 lovely Four Bedroom Detached property for sale in the popular area of Ashby Fields, sits quietly tucked away from the road, accessed via a shared private driveway.

Built in the late 90's, this property has been well maintained and improved and has a lovely generous feel to all the rooms. The entrance hall, which provides access to a downstairs cloakroom, is bright and airy. From here there are stairs to the first floor, a door to the kitchen and another that leads you into a good sized Lounge. There's a feature fire surround here and a lovely outlook over the front garden. Double doors will then take you into the separate dining room. It's a great space to eat and use traditionally, but could be equally useful as an office or playroom if required. From here you can access both the Kitchen and the 'Conservatory', and I use that term loosely now as it has the benefit of a 'guardian roof.' Well, it's more than simply a conservatory now. Having added a tiled roof and a more conventional ceiling with spotlights, it has been improved massively, turning this space into a 'proper room' which is both comfortable and enjoyable all year round. And yes, the views of the garden are still lovely! Having a keen chef in the house, the owners of the property wanted to change the layout of the Kitchen when they moved in, to provide a more practical layout. Consequently, not only is there a good range of built in appliances, including Double Oven, Hob, Dishwasher, Fridge and Freezer, but there is a surprising amount of cupboard space here too with some great storage solutions. The beautiful garden can be accessed from both the kitchen and conservatory, but I'll come back to the garden shortly.

Upstairs there are four good sized bedrooms, with built in wardrobes to three of them. The main bedroom is lovely and bright and overlooks the rear garden. It also has the benefit of an ensuite shower room. Bedroom 3 is currently used as an office but more than suitable for using as another double bedroom. The bathroom has been updated and refitted as a modern shower room with a great sized shower tray with glass screen. We're not short on storage here either, so there is a generous sized airing cupboard with additional wardrobe on the landing. Going outside now, the partly walled rear garden is beautiful and creates a real sun trap. It is well maintained with a lawn and patio area as well as beds containing mature trees and shrubs. There is side pedestrian access to the front garden and driveway and there is a useful tap for watering the plants in this hot weather. The integral single garage has an up and over door to the front and a personal door to the side from the garden and doubles up as the current owner's utility room. It's a great use of space and easily accessible for this purpose. In addition, the garage makes a very useful area for additional storage. When initially viewing no.30, the current owners were immediately drawn to the position of the property. The fact it was set back from the road, the mature, well maintained gardens to the front and the amount of parking available. It makes manoeuvring, in order to drive forward out onto Franklin Way, very easy.

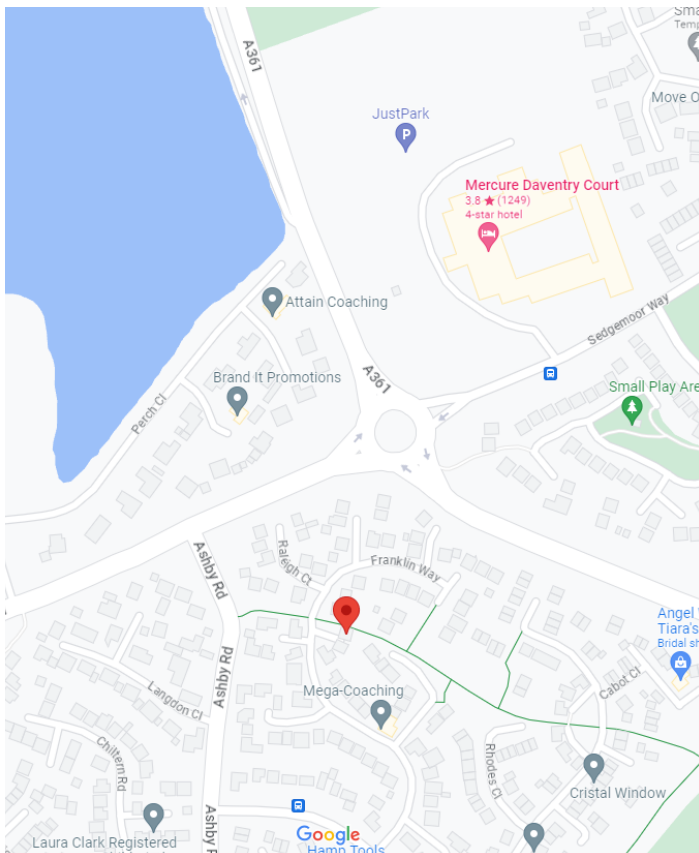


LOCATION

If you're not familiar with this area, Daventry Country Park, and the local centre on Ashby Fields are all within reasonable walking distance. The Local Centre in Ashby Fields includes a Tesco Extra, Doctors' Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School and Family Restaurant/Pub.

If you need to commute, Daventry is a great central location 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: Band D EPC: Rating C

"We loved the conservatory instantly and the lovely views it had of the garden."