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

campbells

of Braunston












4 Bedrooms | 2 Bathrooms | 1 Reception Room | Large Private Rear Garden



12 CHURCH ROAD

BRAUNSTON, NN11 7HG

-  Modern Heating System With Solar Panels
-  Bright Lounge With Bi-folding Patio Doors
-  Environmentally Friendly Family Home
-  Cloakroom And A Utility Area
-  Four Bedroom Semi-Detached
-  Extended Kitchen/Diner
-  Improved Open Plan Layout
-  Ample Off Road Parking
-  No Upper Chain





LOCAL PROPERTY EXPERT MARK HEYCOCK

We chose Campbells estate agents to sell our house purely because of Mark Heycock. We have had the pleasure of buying through Mark in the past and it was therefore a no-brainer to chose him when we wanted to sell. Mark is knowledgeable of the market, dedicated to his clients and enthusiastic about his job. He will push boundaries to get the job done even through the most difficult of times (the sale I referred to earlier took place during the covid pandemic.) I would have absolutely no hesitation in recommending Mark Heycock and Campbells.

NAME: Diane, NN11 17th April 2023
ABOUT: Mark

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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.



LOCATION

Nestled on the picturesque Northamptonshire/Warwickshire border, Braunston is a highly regarded village that attracts those in search of a desirable location. Renowned for its close proximity to the Grand Union and Oxford Canals, the village offers a unique charm. Braunston exudes a vibrant community spirit, with an array of activities and events that bring residents together. Within minutes, you can access various local amenities, including a supermarket, Post Office, chip shop, garage, butcher, hair salon and the highly regarded village primary school. The village also boasts a selection of welcoming pubs and a charming church. The Oxford and Grand Union canals are defining features of Braunston, and the bustling marina adds to its allure. A leisurely stroll along the canal is a must, as you'll be captivated by the stunning scenery of rolling countryside that envelops the village, making Braunston an idyllic place to call home. For commuters, easy access to major transportation routes is available, with the nearby A45, A5, M1, and M6 ensuring convenient travel. The towns of Daventry and Rugby are in close proximity, offering additional amenities and services. When it comes to railway connections, both Rugby (6 miles) and Long Buckby (5 miles) provide excellent services. In under an hour, you can catch a fast train from these stations and find yourself in London Euston, making Braunston an ideal location for those who occasionally need to venture into the city.



Extended Four Bedroom Semi-detached Property For Sale In Braunston.

This spacious, extended, and eco-friendly semi-detached property for sale in Braunston, must be viewed to be fully appreciated. This stunning four-bedroom home boasts distant countryside views, abundant off-road parking, a spacious rear garden, and the added advantage of no upper chain. What sets this property apart is its eco-conscious features, including solar panels that power the electricity and a contemporary air source heat pump for efficient central heating. Not only does this make the home environmentally friendly, but it also ensures cost-effective living. Furthermore, the solar panels provide the new owner with a government backed renewable heat incentive payment (Feed-in-tariff). This tax-free quarterly payment is guaranteed until early 2036, and is linked to the amount of electricity the solar panels generate, and payments are also received for unused power that is sold back to "the grid". The "Feed in Tariff" is RPI linked, and in the last 12 months earned the current owner over £1,900, so the new owner can expect a generous income to offset electricity costs for over 12 years, offering an additional benefit to the eco-friendly lifestyle of this exceptional property. As you enter, you're greeted by an inviting hallway, complete with a convenient large storage cupboard. Adjacent to this is a useful utility room, while an inner hallway leads to a ground floor cloakroom. The heart of this home lies in its modern extended kitchen, which has been tastefully replaced and features integrated appliances. The kitchen seamlessly flows into a bright and spacious dining area, creating an open-plan layout that connects to a generously sized lounge. well-appointed family bathroom serves this level with style and practicality.

The lounge also boasts bi-folding patio doors that open to a large, sun-drenched paved patio area, offering scenic views of the substantial private rear garden. This property truly offers an abundance of space for all your needs. Moving to the first floor, a bright landing leads you to three welcoming bedrooms, the rear bedrooms enjoying distant views of the rolling Northamptonshire countryside. The second floor unveils an impressive bedroom, offering ample space for a double bed and the flexibility to accommodate a home office. From here, you can relish rural and countryside vistas, extending towards Dunchurch and the surrounding landscapes. This beautifully presented and spacious family home is sure to exceed your expectations and could be the perfect residence for you in this sought-after village. To arrange a viewing or request further details, don't hesitate to contact the dedicated Campbells team today! The property features a spacious and beautifully kept private garden at the back, boasting mature borders that capture the sunshine. The garden is surrounded by well-established hedges and wooden panel fencing. Additionally, there is a fenced vegetable plot, a sizable garden shed, and the option to negotiate the inclusion of a greenhouse. For relaxing outdoors on warm summer evenings, there is a generous private paved patio area that provides an ideal setting to unwind with a glass of wine. At the front of the property, you'll find a large block paved driveway that offers ample off-road parking. There is also a walled garden area with a lush lawn and mature shrub borders, enhancing the property's curb appeal.



Council Tax: Band C EPC: Rating C

"Step inside to discover a thoughtfully enhanced layout, showcasing modern and airy open-plan living spaces. Impeccably presented, this residence is bathed in natural sunlight, creating a warm and inviting atmosphere throughout."

