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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Crick












4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Garage



39 COWLEY MEADOW WAY

CRICK, NN6 7TY

-  Private Cul-De-Sac Location (Of Just Four Properties)
-  Six Year Old Property (Approx. Four Years NHBC Remaining)
-  Spacious Four Bedroom Detached Property
-  Three Separate Reception Rooms
-  Highly Sought After Village of Crick
-  Double Garage and Driveway
-  Large Kitchen/Family Room
-  Charming Rear Garden
-  Immaculate Condition

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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It has been a pleasure dealing with Jamie and Sian at Campbells. Nothing was too much effort and the team went over and above to ensure that my house sale was stress free.

I can't recommend Campbells highly enough for anyone looking to sell their home.

Thank you Campbells for all your sterling efforts.

NAME: Paula, NN11 13th April, 2023
ABOUT: Jamie and Sian

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

The property is just a short walk into the centre of the village where you will find lots of local amenities. Crick is a sought-after village with a vibrant community spirit. It offers the perfect village lifestyle with its many walks right on your doorstep, including Crack's Hill, Millennium Wood and of course the beautiful Grand Union Canal. You also have a local Co-op, Post Office and a choice of three pubs (The Wheatshaf, Royal Oak, and The Red Lion - all within walking distance,) also there is the Ex-Servicemen's Club (Crick Club) which is a great place to have a drink. Pickle and Pie, the local deli does a fantastic range of breakfasts and lunches to eat in or take away - perfect if you're working from home and want to nip somewhere for a coffee and a sandwich (their Scotch eggs are amazing too by the way!) Crick also has many activity groups for the family including Cubs and Scouts, football, cricket, cycling and a local history group. A lot of families move into Crick because it is a family friendly village and the surrounding schools are a huge attraction. Crick primary school is a short, safe walk away and there are many secondary schools within a few miles. Most children of secondary age in the village attend Guilsborough school; however, the two highly regarded, grammar schools, Lawrence Sheriff and Rugby High, are accessible through the eleven-plus examination, and there are further State-funded alternatives including Ashlawn in Hillmorton and the new secondary school at Houlton, to say nothing of the world famous, fee-paying Rugby School. Crick is served by an excellent road network, being located within a couple of miles of Junction 18 on the M1 and only a few miles further from the M6 and the A14. Stations at Rugby and Long Buckby are both approximately seven miles away, they offer first-rate rail links to London and Birmingham, and there are plans for the eventual construction of a new station at Houlton, the new town that is being built three miles away between Rugby and Crick.



This delightful four-bedroom detached home in Crick offers a harmonious blend of space, style, and comfort

Situated in a private cul-de-sac with just three other properties, the property enjoys a fantastic street scene. Key features include; a large double garage and driveway, a charming low maintenance rear garden, spacious hall and landing, large lounge, separate dining room, downstairs study, downstairs WC, kitchen/family room, utility room, main bedroom with en-suite and walk-in-wardrobe. This four-bedroom detached home in Crick offers a harmonious blend of space, style, and comfort. At just six years old, this property still has approximately 4 years NHBC cover remaining, and the sellers have done such a good job looking after it that you would think it was still brand new. The property sits in a cul-de-sac just off Cowley Meadow Way with just three other similar properties. It is in a very private location set back from the road. The street scene of this property is fantastic. A contemporary but charming looking property. Outside, you will find ample off-road parking on the spacious driveway as well as a spacious double garage. There is a charming rear garden mainly laid to lawn with mature shrubbery and a patio area. The stone wall enclosing the garden really gives it a bit of character. As you enter the property, you'll be greeted by a warm and inviting entrance hall, setting the tone for what lies ahead. To your left, a cosy yet spacious lounge awaits, bathed in natural light from the front bay window and rear double French doors, creating a bright and airy ambiance. This room is also connected to the rear garden, offering easy access to your charming rear garden.

Adjacent to the Lounge, you'll find a tastefully designed Dining Room, ideal for hosting gatherings and special occasions. Again, a bay window adds nicely to this delightful space. Now, for those who work from home or enjoy having a dedicated space for creative endeavours, the Study is sure to impress. It boasts a lovely window to the side, again, offering natural light which can be very handy for a workspace. Down the hall, you will find the heart of the home - the spectacular Kitchen/Family Room. This large and well-appointed area features an array of fitted units as well as a fan-assisted oven and hob. With two windows to the back and side as well as convenient patio doors, you'll be able to enjoy garden views whilst using this handy space. For added convenience, there's a Utility Room with fitted cupboards, housing the gas central heating boiler and providing extra storage space - practical and functional. Heading upstairs, you'll find the first floor landing, complete with a linen cupboard and a rear window providing more light into the home. The real treat awaits as you step into the main bedroom. This spacious room features an En Suite as well as a separate Dressing Room provides ample space for your wardrobe and accessories. Bedrooms two and three are doubles and bedroom four is a sizeable single. The Family Bathroom is beautifully designed, equipped with a low flush WC, wash hand basin, and a panelled bath with a shower over. The rear window allows for refreshing ventilation and natural light (not always common in these new properties!)



Council Tax: Band F EPC: Rating B

"With approximately 4 years NHBC cover remaining, the property feels almost brand new, a testament to the sellers' impeccable care."

