



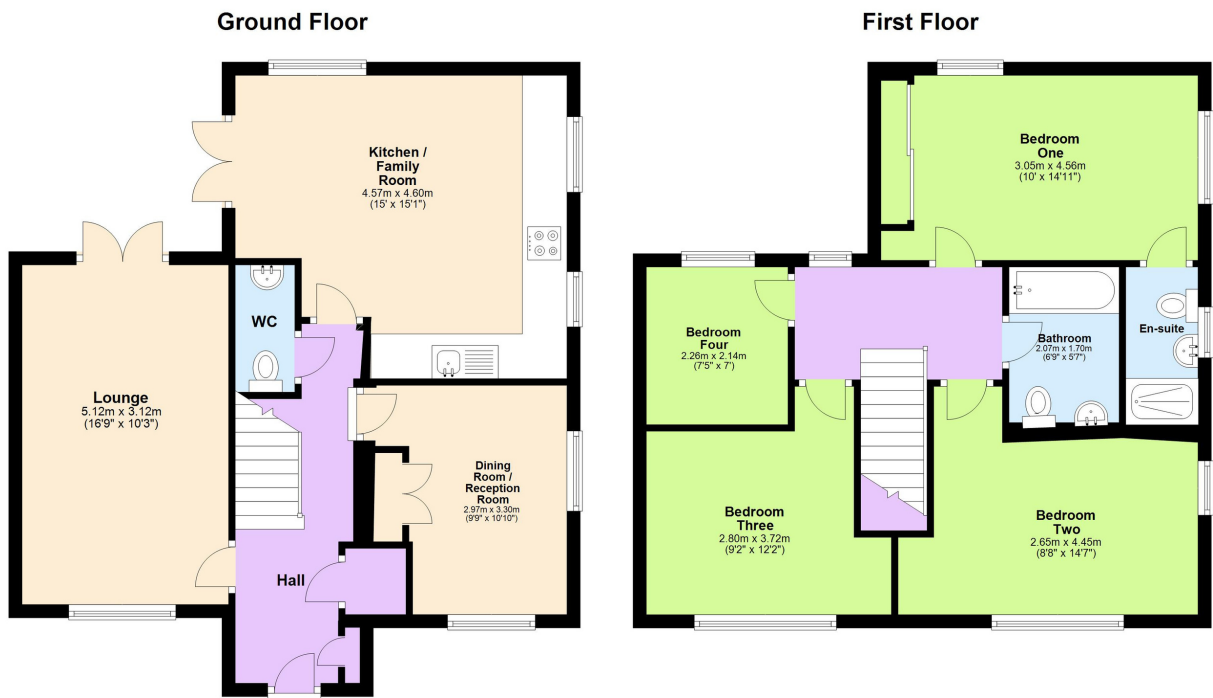
 01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Crick



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



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



4 BENJAMIN BEVIN ROAD

CRICK, NN6 7WT

-  Two Reception Rooms and Large Kitchen/Diner/Family Room
-  Large Master Bedroom with En-suite and Built in Wardrobes
-  Detached Garage and Driveway For Two Vehicles
-  Four Bedroom Detached Property
-  Sought After Village Location of Crick
-  Spacious, Private Rear Garden
-  Perfect Family Home
-  Downstairs WC/Cloakroom
-  Gas Central Heating

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.



Four Bedroom Detached Property For Sale in Crick, Northamptonshire

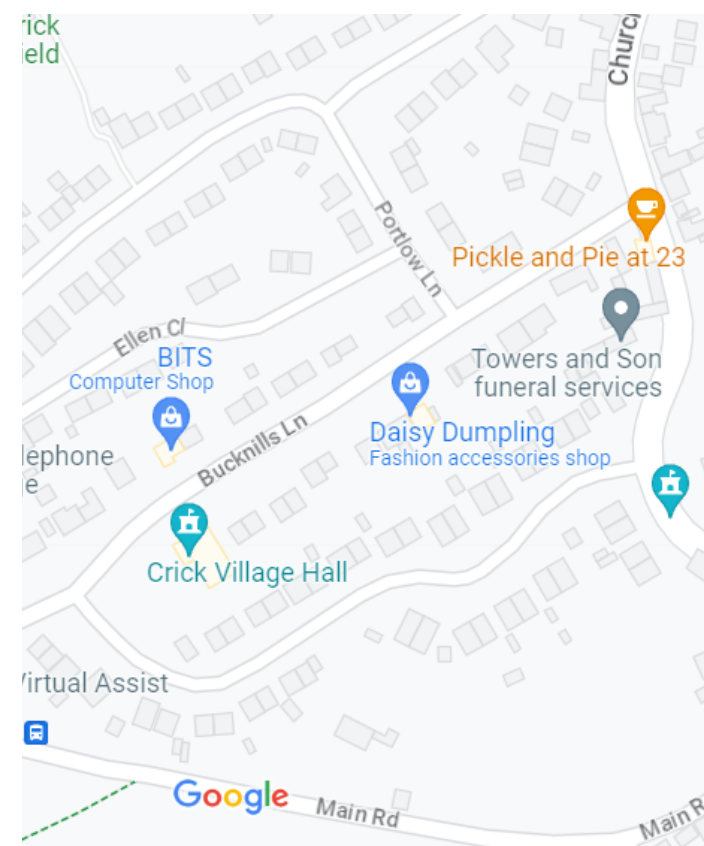
This modern home is perfect for a growing family seeking comfort and style in the family-friendly, picturesque village of Crick in Northamptonshire. Built just five years ago, this property boasts a contemporary layout designed to cater to the needs of a modern family. The heart of the home is the generous kitchen/family room, which also serves as the current owners' dining area. The kitchen provides ample space for preparing meals and entertaining guests, making it an ideal hub for family gatherings. For those who prefer more formal dining settings, a separate dining room is available. However, the current owners have smoothly transformed it into a playroom, offering flexibility for various uses like a study, snug, or hobby room. The spacious lounge features French doors that lead out onto the patio, providing a seamless transition between indoor and outdoor living spaces.

The rear garden is not only spacious but also enclosed by a brick wall, ensuring a high degree of privacy. The driveway and garage, also located at the rear of the property, easily accommodate two vehicles. Heading upstairs, you'll discover a sizable main bedroom, complete with fitted wardrobes and a well-appointed en-suite shower room. The three additional bedrooms are also generously proportioned, ensuring everyone enjoys their personal space. A well-sized family bathroom completes the upper floor, offering convenience and comfort for the whole family. Additional amenities include a convenient downstairs WC/cloakroom, a reliable mains gas central heating system, and UPVC double glazed windows, ensuring energy efficiency throughout the year. The property is just a short walk into the centre of the village where you will find lots of local amenities. This property is subject to estate management charges as are many new build properties – to be confirmed.



LOCATION

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 Wheatsheaf, 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.



Council Tax: Band E EPC: Rating B

"Don't miss this rare opportunity to own a family home that exudes comfort, style, and functionality in the charming village of Crick."

