



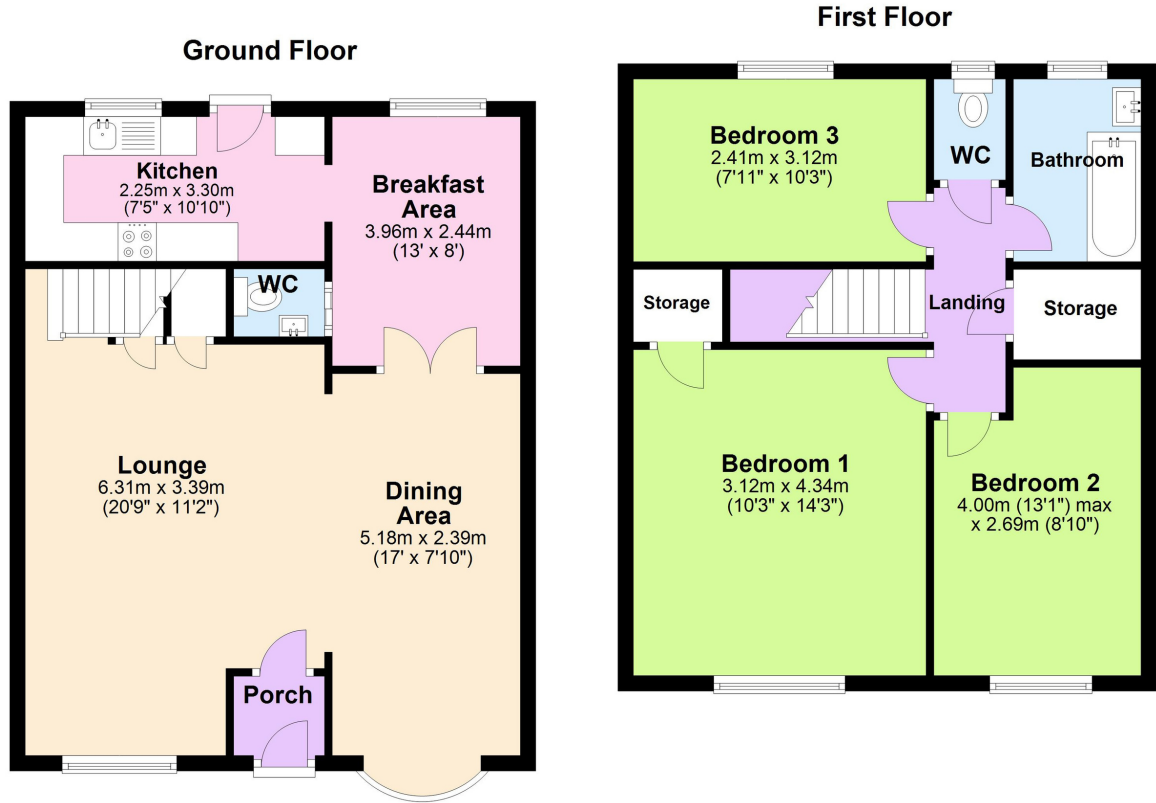
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 2 James Watt Close, Daventry NN11 8RJ

campbells

Of Braunston












3 Bedrooms | 1 Bathroom | 2 Reception Room | Off Road Parking



2 ASHWAY

BRAUNSTON, NN11 7JY

-  Private Family Friendly Rear Garden
-  LPG Central Heating System
-  Modern Open Plan Layout
-  Ample Off Road Parking
-  Three Double Bedrooms
-  Popular Village Location
-  Large Lounge Area
-  Ground Floor WC
-  Fitted Kitchen

LOCAL PROPERTY EXPERT MARK HEYCOCK



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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 choose 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

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 well-maintained three-bedroom detached property for sale in Braunston, features a much improved family friendly "Open Plan" layout.

LOCATION

The village of Braunston, located in Northamptonshire, is a village with a thriving community spirit and a range of activities for its residents to enjoy. Within just a few minutes' walk, you'll find local amenities such as a supermarket, Post Office, garage, hairdresser and butcher. The village also boasts a primary school within comfortable walking distance, along with several pubs and a church. One of the standout features of Braunston is its connection to the Oxford and Grand Union canals. These canals, along with the bustling marina, add a unique charm to the village. Taking a stroll along the canal is a must, as the picturesque scenery of rolling countryside truly enhances the beauty of Braunston, making it a perfect place to call home. Commuting from Braunston is convenient, thanks to the proximity of the A45 and A5, which can be reached within a few minutes. These roads provide easy access to major motorways, with the M1 being only fifteen minutes away. For those in need of train services, Rugby (6 miles) and Long Buckby (5 miles) are excellent options. These stations offer regular and efficient train services, allowing you to reach London Euston in under an hour, making commuting to the capital hassle-free.



Internally you will find the property to be surprisingly spacious, with the hub of the home being the large lounge/dining area - this is a fantastic modern, open and comfortable family living area. Situated in a peaceful cul-de-sac this property has plenty of off road parking and beautiful countryside views down the road. Ashway is in a very quiet and desirable location. The rear garden is totally private and perfect for a young family but, don't take our word for it just come and take a look, you will not be disappointed with the space this lovely home has to offer. With several improvements and an extension that utilized the former garage, the property now includes a modern open plan lounge/diner, a spacious breakfast area, and a well-fitted kitchen with plenty of space for appliances. Inside, you'll find an entrance hallway, a convenient understairs cloakroom, and a large bright and welcoming lounge/diner featuring a multi-fuel burner in a feature fireplace, ideal for those cozy evenings.

Double doors from the dining area leading you into a good sized breakfast area with plenty of space for a table and chairs, this area is open plan into the fitted kitchen area which offers access into the rear garden. Upstairs, there are three generously sized double bedrooms and a nicely proportioned family bathroom and a separate WC, there is also a large storage cupboard on the landing which could offer further potential. The property is in great condition and benefits from LPG gas fired central heating to radiators and UPVC double glazed windows throughout. Outside, the rear boasts a landscaped, family-friendly garden with a sunny and private aspect. It requires low maintenance and offers a spacious paved patio area and a lawn, all enclosed by wooden panel fencing. Access to the front garden and the property's off-road parking spaces is available from both sides of the property. At the front, you'll find a large off-road parking area that provides ample parking and a good-sized lawn.



Council Tax: Band C EPC: Rating E

"Located on the edge of the village, the property is well maintained throughout."