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 2 James Watt Close, Daventry NN11 8RJ

campbells

Of Yelvertoft



4 Bedrooms | 3 Bathrooms | 1 Reception Room | Double Garage



8 NUTTALL CLOSE

YELVERTOFT, NN6 6AS

-  Detached Double Garage And Off Road Parking
-  Habitable Room Above Double Garage
-  Countryside Views
-  10 Year Premier Guarantee Warranty
-  Four Bedroom Detached Property
-  Open Plan Living
-  Air Source Heat Pump And Solar Panels
-  New Build Property - Yelvertoft Location
-  Underfloor Heating



LOCAL PROPERTY EXPERT STAN FRENCH



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"So pleased with the service received by Campbells again - this is the 2nd time using them and cannot fault the service given. The team, especially Stan our agent always went the extra mile to deliver good customer service and nothing was too much trouble, always keeping us updated at every stage of the process. I would certainly recommend Campbells Estate Agents."

NAME: Michelle, Northampton, 17th May, 2023
ABOUT: Stan

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.



**New Build Property, Four Bedroom Detached House
With Detached Garage (Pictures are of previous builds.)**

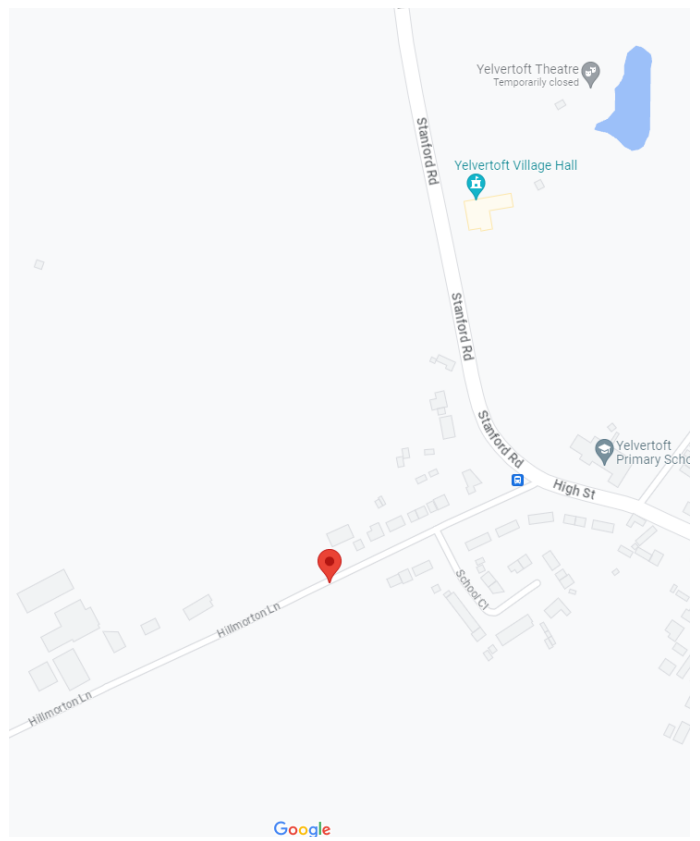
Pictures are of previous builds. Predicted completion early 2024.

A fantastic opportunity to purchase this four bedroom detached house, with detached double garage, located in the prized village of Yelvertoft. The property has views over open countryside, and the bonus of underfloor heating powered by the eco friendly air source heat pump which also provides the hot water, there are also solar panels to help with running costs. Situated on a quiet no through road on the edge of the village this is a great location to make your next home. The ground floor of the property consists of a study/snug, cloakroom, separate utility room, lounge area with multi fuel burner fitted, and the heart of family living is the large kitchen/diner/lounge space with bi-folding doors leading out the rear garden with countryside views. The kitchen is high quality, contemporary design and will be fitted with quartz work tops, white goods including dishwasher, eye-level double oven and hob.

Throughout the ground floor you have porcelain tiles and under floor heating which is powered by the air source heat pump - you will see by the floor plans this gives you open plan living for all the family. To the first floor you have four double bedrooms - bedrooms one and two have en-suites, and there is also a family bathroom. All the bathrooms have tiled floors, rainfall showers, heated chrome towel rails and will be fitted to a contemporary design. The heating to the first floor is double panel radiators also fed by the air source heat pump and have smart/dual zone thermostats. Also above the detached double garage you will find a habitable room that will be insulated and heated via air source heat pump with WC, this could be used as an office or potential annex. To the outside you have off road parking for several vehicles, access to the detached double garage which has electric doors and power/lighting connected, and the bonus of electric car charging. To the rear are the stunning views which can be enjoyed from your landscaped garden or paved patio area, which are private and sunny, ideal for family occasions or just relaxing after work with a glass of your favourite grape juice!

LOCATION

Despite Yelvertoft being such a quiet countryside village, it doesn't sit too far away from local amenities, many of which are situated in the neighbouring village of Crick, which is just down the road. The village has lots of history and is even mentioned in the Domesday Book of 1086 and has maintained a lot of its character and independence, compared to other local villages as it has no major transport routes running through it. The village has a local primary school and Yelvertoft is in the catchment area for Guilsborough Secondary School. For the commuters, the village is close to the M1 and the A5 as well as the village of Long Buckby that has a train station – you can be in London Euston within an hour! For the ramblers amongst you, the property also sits fairly close to the famous 'Jurassic Way' – an amazing walk if you haven't done it as well as many other fantastic walks that you can find on northamptonshirewalks.co.uk



Council Tax: TBC EPC: B

"A fantastic opportunity to purchase a fourbedroom detached property in the prized village of Yelvertoft (predicted completion early 2024.)"

