



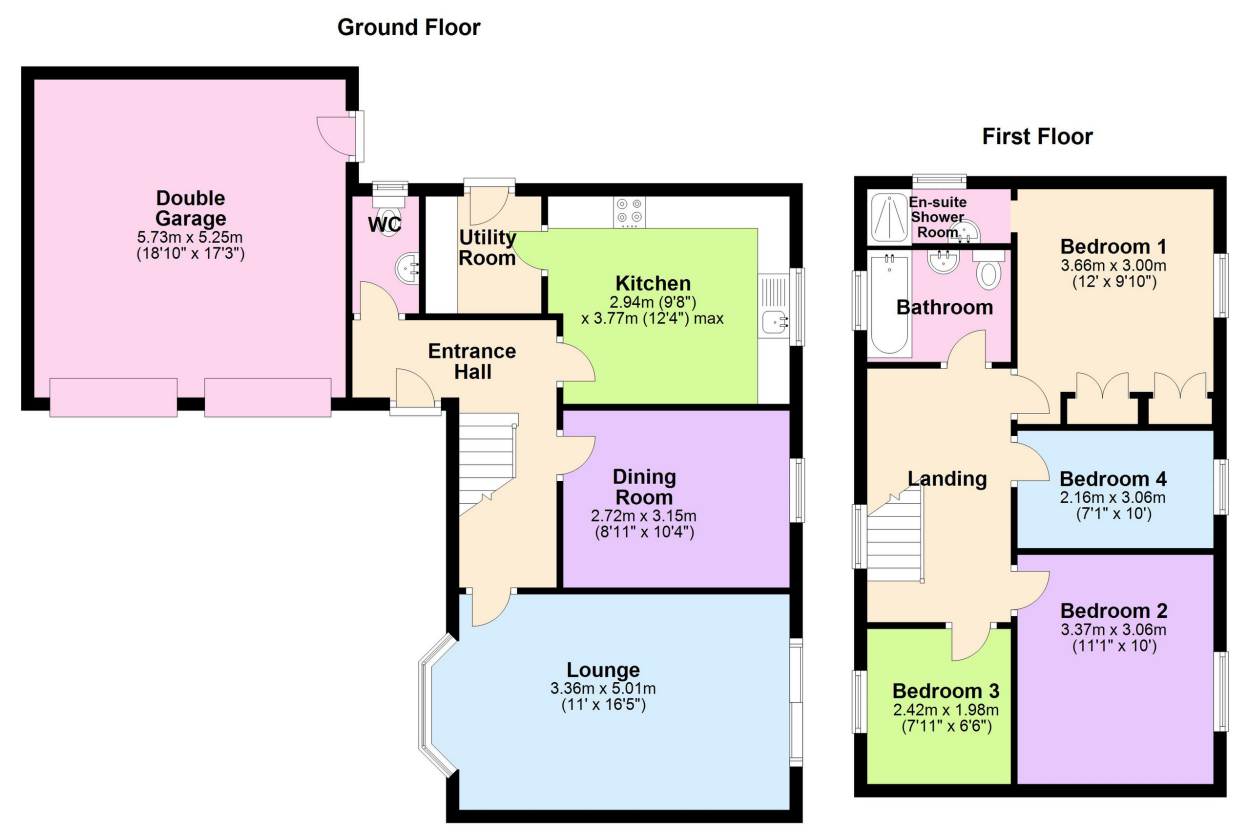
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Double Garage



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

28 SHACKLETON DRIVE

DAVENTRY, NN11 0RF

-  En-Suite Shower Room To The Master Bedroom
-  Utility Room And A Cloakroom
-  Private Sunny Rear Garden
-  Four Bedroom Detached
-  Separate Reception Rooms
-  Spacious Kitchen
-  Off Road Parking
-  Double Garage
-  No Upper Chain

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 charming four-bedroom detached property located in the sought-after Ashby Fields development of Daventry.

With no upper chain, a double garage, in a quiet location and within easy walking distance of local amenities, this home presents an ideal opportunity for families seeking a comfortable and convenient living space. To truly appreciate all that this property has to offer, viewing is essential. Perfectly situated for families, this property boasts an enviable location near a range of useful local amenities. Within a short walk, you'll find a variety of shops, a Doctor's surgery, a Dentist, a Chemist, a primary school, a nursery, a Tesco Express, a chip shop, a family pub, and a cash point machine. If you enjoy a walk or a run you will delight in the proximity to the old railway and Daventry Country Park, both just a stone's throw away. Additionally, the Town Centre of Daventry, with its array of amenities, is only a 20 minute walk away. This spacious property presents ample potential for those looking to leave their personal touch. However, it goes without saying that this bright and airy home is already perfectly suited for a growing family in terms of size and location. Upon entering, you are greeted by a welcoming entrance hall leading to a ground floor cloakroom.

The large and bright lounge area, bathed in natural light from dual aspect windows, features patio doors opening to the rear garden. A separate dining room and a spacious kitchen and a useful utility room complete the ground floor layout. Upstairs, a bright landing with a charming arched window leads to four generously sized bedrooms. The main bedroom boasts fitted wardrobes and an en-suite shower room, while a sizable family bathroom completes the first floor accommodation. Additional benefits of this property include double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Outside, the rear of the property reveals a spacious, private, and sun-drenched garden. With a sprawling lawn and a large patio area, this outdoor space provides ample room for children to play and adults to unwind with a refreshing glass of wine during the summer months. The garden offers side gated access to the front and a personal door leading to the sizable double garage. At the front, you'll enjoy a pleasant outlook across a delightful open green area, accompanied by plenty of off-road parking in front of the double garage, which comes equipped with lighting and electricity.



LOCATION

For commuters, this property's location in Daventry is ideal, with excellent access to major road networks and a mere 10-minute drive to Long Buckby Railway Station, offering convenient services to Birmingham, Northampton, and London Euston within an hour. Daventry benefits from a regular bus service to surrounding towns and cities, and this property is conveniently situated within walking distance of the bus stop and the local facilities in Ashby Fields. In summary, this is an outstanding opportunity to acquire a spacious family home with great potential in the coveted Ashby Fields development.



Council Tax: Band D EPC: Rating D

"Step inside and be pleasantly surprised by the generous proportions and sensible pricing offered by the motivated vendor."