



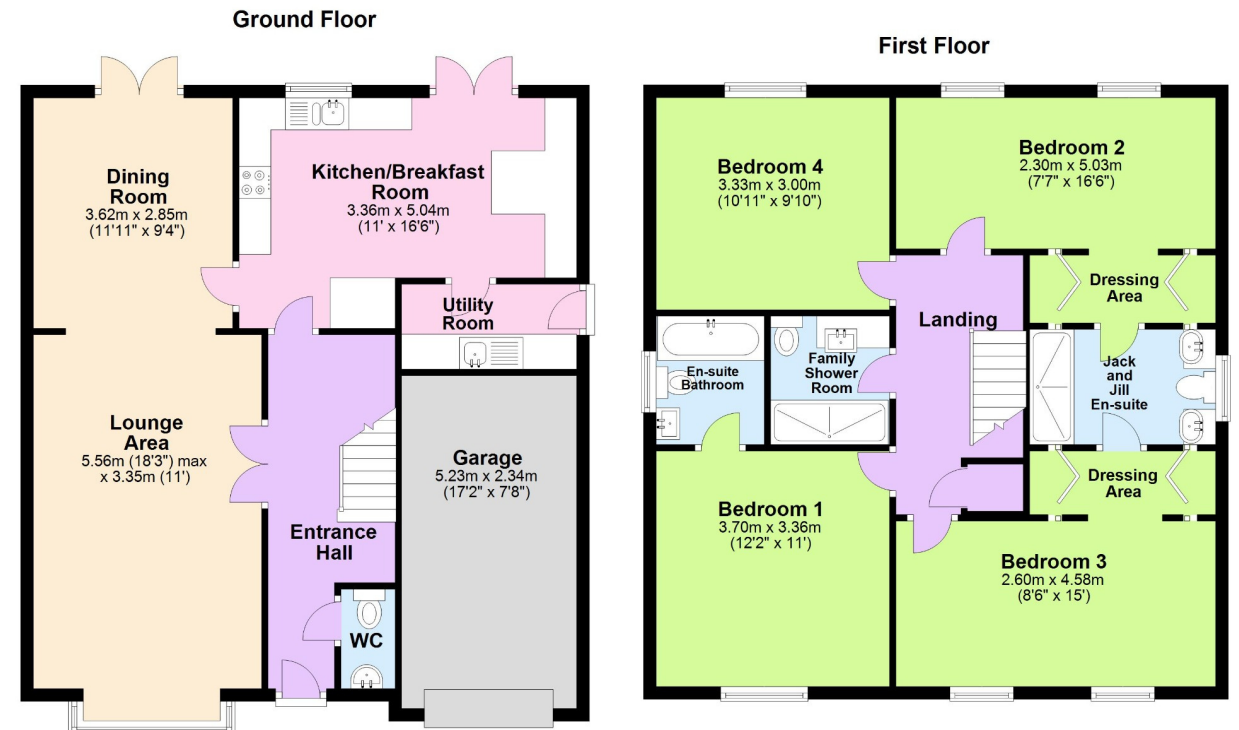
 01327 878926  
 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

of Daventry












4 Bedrooms | 3 Bathrooms | 2 Reception Room | Garage



## 15 BARLEY CLOSE

DAVENTRY, NN11 0FW

-  Extended Four Bedroom Detached
-  Open Plan Dining Room
-  Large Bright Lounge
-  Utility Room And A Cloakroom
-  Replaced Kitchen/Diner
-  Off Road Parking
-  Three En-Suite Bedrooms
-  Large Private Rear Garden
-  Single Garage



### LOCAL PROPERTY EXPERT MARK HEYCOCK

 01327 878926  
 07843 561288  
 [mark@campbell-online.co.uk](mailto:mark@campbell-online.co.uk)

"I recently have used Campbells Estate Agents in Daventry to purchase my new home. I cannot recommend them highly enough. Mark was extremely helpful and patient throughout the whole process. Nothing was too much trouble and he was always ready to help, reassure and answer all the questions I had. He demonstrated professionalism throughout, but at the same time his friendly approach and understanding made the whole process a lot less overwhelming for me as a first time buyer. Thank you Mark and the whole Campbells team!"

**NAME:** Livia, Daventry - 28th July 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 well presented spacious, four double bedroom extended detached property, for sale in a quiet cul-de-sac.**

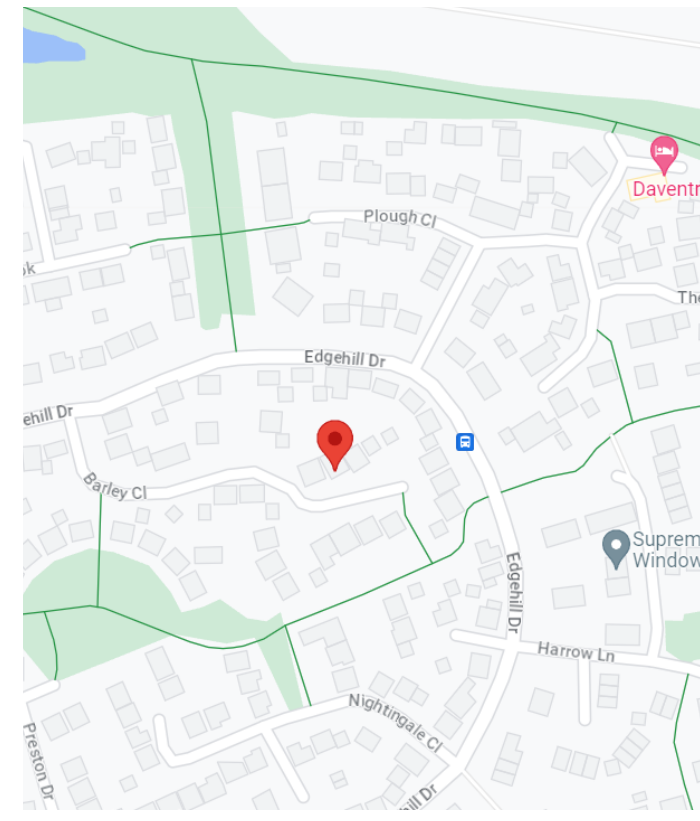
Located on Lang Farm, this property offers three bedrooms with access to en-suite facilities, a surprisingly large private rear garden, plenty of off-road parking and a single garage. Inside, the property impresses with a contemporary kitchen featuring integrated appliances and a breakfast bar. The family shower room and the master bedroom en-suite bathroom have been tastefully upgraded, enhancing the overall appeal of this charming family residence. In brief the accommodation consists of an entrance hallway, a cloakroom, glazed double doors lead you into a large bright lounge with a box bay window and a feature fireplace, this sunny room is open-plan and incorporates a sizeable dining area which overlooks the property's well maintained and private rear garden. The kitchen breakfast room has been replaced with a modern contemporary kitchen with integral appliances which includes a fridge/freezer, dishwasher, oven and a hob, the current owners have added a great sized breakfast bar, this area offers access to the utility room, it also has patio doors which leads into the rear garden.

Upstairs, a spacious landing leads to four double bedrooms, with three offering en-suite facilities. The master bedroom has a newly fitted en-suite bathroom, bedrooms two and three offer adjoining Jack and Jill en-suite shower room to provide flexibility for a growing family. Outside, to the rear, you will find a great sized private garden with a paved patio area, a large lawn area with planted borders, all enclosed by timber panel fencing, to the side you have gated access to the front leading to the off-road parking area. At the bottom of the garden, you will find a timber summer house which could have a multitude of uses with its own patio area - this is a great place to sit down relax and enjoy a glass or two of wine on those warm summer evenings. There is also a further patio area where you will find a modern, well maintained hot tub which the vendors are willing to include at the right sale price.



## LOCATION

Situated in the desirable Barley Close location, this property benefits from picturesque countryside and nearby canal walks. Daventry town centre is a short drive away, and the mature, leafy surroundings of Lang Farm make it a sought-after development. The property's proximity to Daventry Country Park, Drayton Reservoir, and local amenities on Ashby Fields adds convenience - they include a Tesco Extra, Doctors' Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School and Family Restaurant/Pub. If you need to commute, Daventry is a great central location being just a short drive from major road networks including the M1, M6, A5, A361 and the A45. The nearest railway station is Long Buckby which is only a few miles away with regular trains to London Euston and Birmingham New Street.



Council Tax: Band E    EPC: Rating C

**“This unique extended family home presents an unmissable opportunity to own a slice of tranquillity in the highly sought-after Lang Farm community.”**