



 01327 878926  
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 2 James Watt Close, Daventry NN11 8RJ

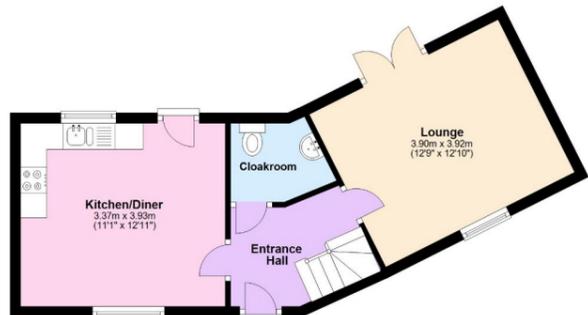
# campbells

*of Daventry*



4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage

Ground Floor



First Floor



Second Floor



## LOCAL PROPERTY EXPERT MARK HEYCOCK

 01327 878926

 07843 561288

 [mark@campbell-online.co.uk](mailto:mark@campbell-online.co.uk)

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**

# 51 FARNBOROUGH WAY

DAVENTRY, NN11 8AL

-  En-suite Shower Room To The Master Bedroom
-  Four Double Bedrooms
-  Private Rear Garden
-  Modern Three Storey Town House
-  Spacious Kitchen/Diner
-  No Upper Chain
-  Off Road Parking To The Rear
-  Bright Spacious Lounge
-  Single Garage

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.



A Charming Four Bedroom, Semi Detached Home, close to countryside walks

This charming four bedroom semi-detached home offers ample space for a growing family. Situated just a two-minute walk away, you'll find a play area, beautiful countryside walks, and the serene Drayton Reservoir. Inside, the generous layout includes a spacious entrance hallway leading to a convenient downstairs cloakroom. The dual-aspect lounge features patio doors that open into the rear garden, while the large kitchen/dining room provides plenty of room for a dining table and chairs. Heading to the first floor, you'll discover a sizeable landing leading to two spacious double bedrooms, with the main bedroom boasting an en-suite shower room.

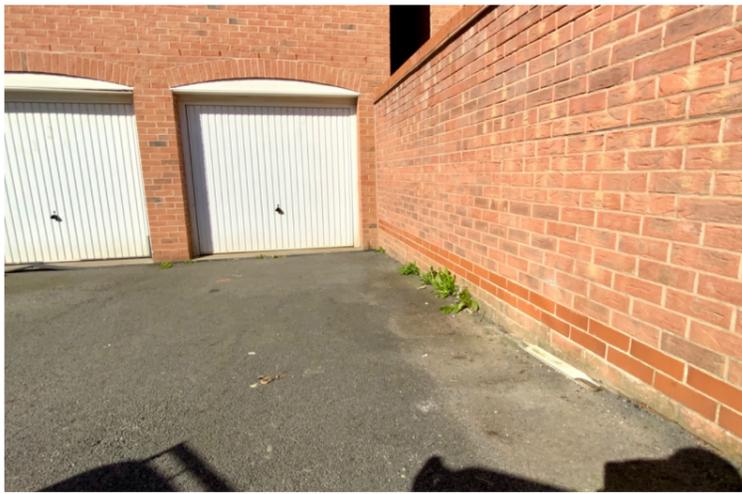
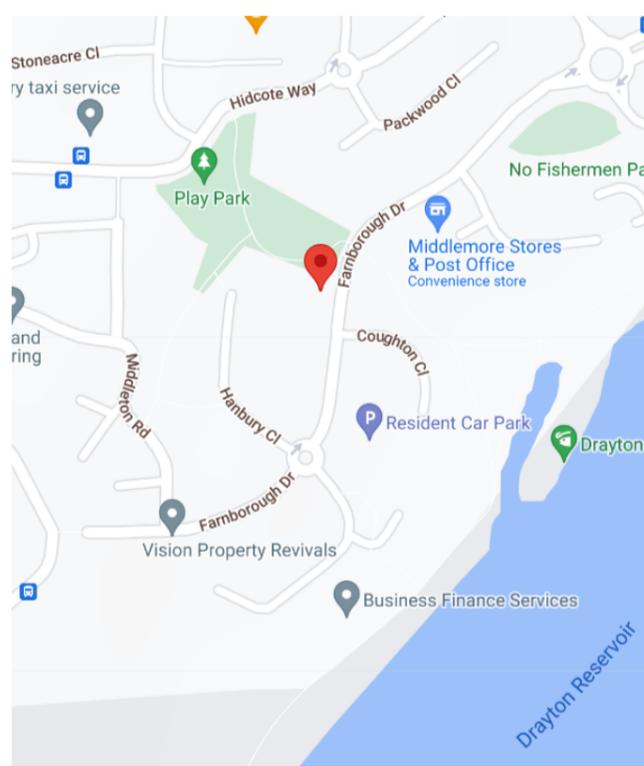
On the second floor, there's another landing providing access to two additional double bedrooms and the family bathroom. A single door from the kitchen/diner and patio doors from the lounge lead to a fairly private, low-maintenance garden with a lawn area, paved patio area, and a raised decked patio. Steps from the garden lead to the rear parking area, where you'll find an off-road parking space and the property's single garage, complete with an up-and-over door. The garage is part of a row of three, situated underneath a coach house. Additional benefits of this property include central heating, double glazing throughout and no upper chain.



### LOCATION

The location is exceptional, offering picturesque waterside and countryside walks practically at your doorstep. Shopping amenities, Middlemore Farm pub, a children's play area and the local bus stops are all within easy walking distance, making it a superb all-around location.

For commuters, Daventry is centrally located with easy access to major road networks, including the M1, M6, A5, A361, and A45. The nearest railway station, Long Buckby, is approximately 5 miles away, offering regular trains to London Euston and Birmingham New Street.



Council Tax: Band C    EPC: Rating C

"This property offers ample space for a growing family"