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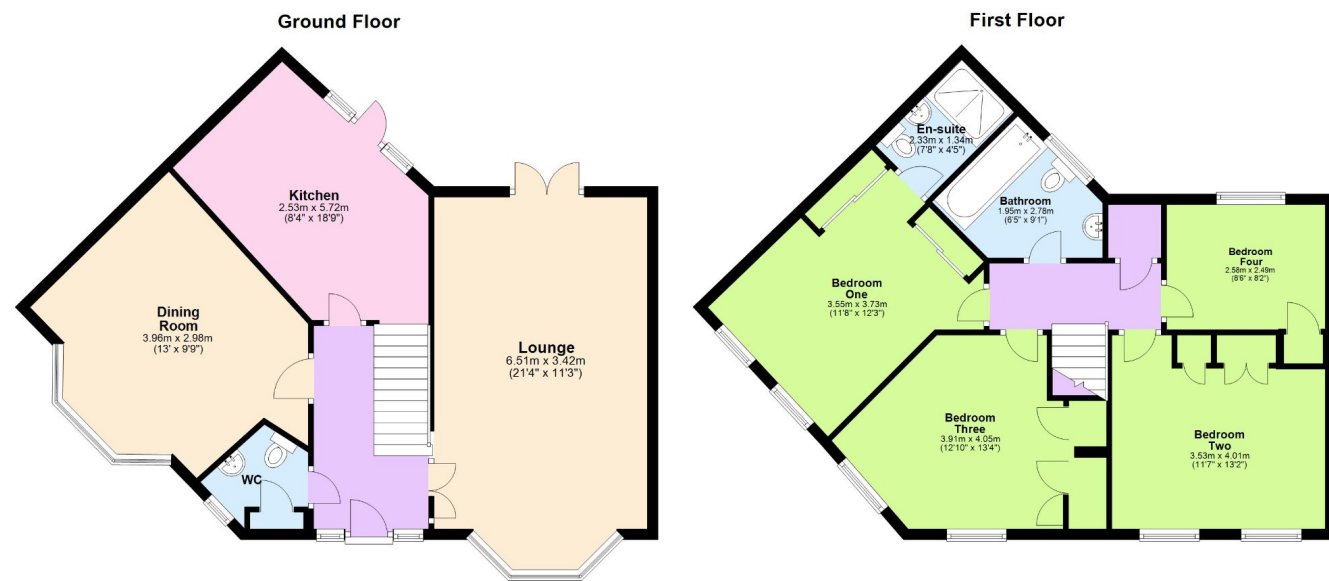
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2 James Watt Close, Daventry NN11 8RJ

campbells
of Daventry



4 Bedrooms | 2 Bathrooms | 2 Reception Room | Garage



12 COUGHTON CLOSE

DAVENTRY, NN11 8AW

- ✓ En-suite to Main Bedroom
- ✓ Ample Off Road Parking
- ✓ Separate Dining Room
- ✓ Views of Reservoir
- ✓ Downstairs WC
- ✓ 21 ft Lounge
- ✓ Lovely Position
- ✓ Four Bedrooms
- ✓ Garage



LOCAL PROPERTY EXPERT AMANDA LOYDALL

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Amanda showed me around a number of houses and was just so kind and positive. It is quite a big task buying a house and she made me feel secure and comfortable in what I was doing. Quite a skill to install confidence in people.

Thank you Amanda

BY: Jenny, Daventry - 2nd August, 2023

ABOUT: Amanda

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.

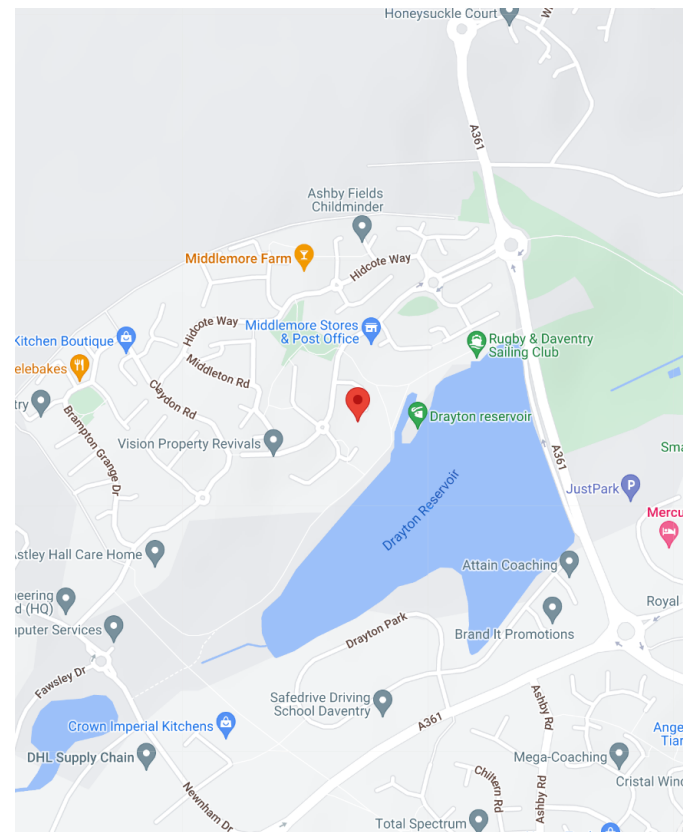


This spacious four-bedroom semi-detached property sits in a lovely position overlooking Drayton reservoir.

The accommodation makes this the perfect family home with a 21ft lounge, kitchen breakfast room and family separate dining room. Both the kitchen and living breakfast room has ample storage space and is a room have access to the rear courtyard garden. Ample lovely room to enjoy your morning coffee in with direct parking and a garage offer significant off-road space. access to the courtyard garden. For those in need of Upstairs, there are four sizeable bedrooms, including parking, this property absolutely ticks the box. There is three doubles with fitted wardrobes, offering plenty of parking for four cars along with a single garage space, while the main bedroom features an en-suite. equipped with power and lighting. Upstairs, you'll find The property is in lovely condition with stunning views four bedrooms, with three of them generously sized of the reservoir. This fantastic four-bedroom, semi- and featuring fitted wardrobes. The main bedroom detached property offers more space than you would offers lovely views across the reservoir and benefits expect and has the feel of a detached property. The from an en-suite as well as fitted wardrobes. Bedroom welcoming hall connects the downstairs four (currently used as an office,) and the family accommodation. The generous 21ft lounge is very bathroom are also very generous sizes. inviting with a feature fireplace and French doors that lead into the rear courtyard garden.

LOCATION

Situated in the sought-after Middlemore development, this home enjoys a cul-de-sac location, right next to a small pocket park. Nature enthusiasts will appreciate the proximity to the countryside and major road networks, making commutes a breeze. Additionally, the property is a short walk from Drayton Reservoir (watch the video to show just how close) perfect for leisurely strolls and outdoor activities, as well as local amenities. Local amenities include; Middlemore Farm family pub & restaurant, local store with Post Office - which serves hot food too. Daventry Country Park and Drayton Reservoir. Plenty of scenic walks close by if you like to be outdoors including the Grand Union Canal - you can walk to Braunston Village within 20 minutes for a drink and a bite to eat beside the canal. For travel and commutability, the M1 and M6 are about 15-20 minutes away and Long Buckby Train Station approx. 10 minutes by car. Daventry benefits from many facilities and amenities including the Leisure Centre, Daventry Country Park, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly Market on the High Street.



Council Tax: D

EPC: TBC

“This property offers wonderful views of the reservoir and sits in a very enviable position within Middlemore. Combined with the parking, it is one of the best located properties on the estate. This property offers a wealth of features and benefits that you won't want to miss out on.”

