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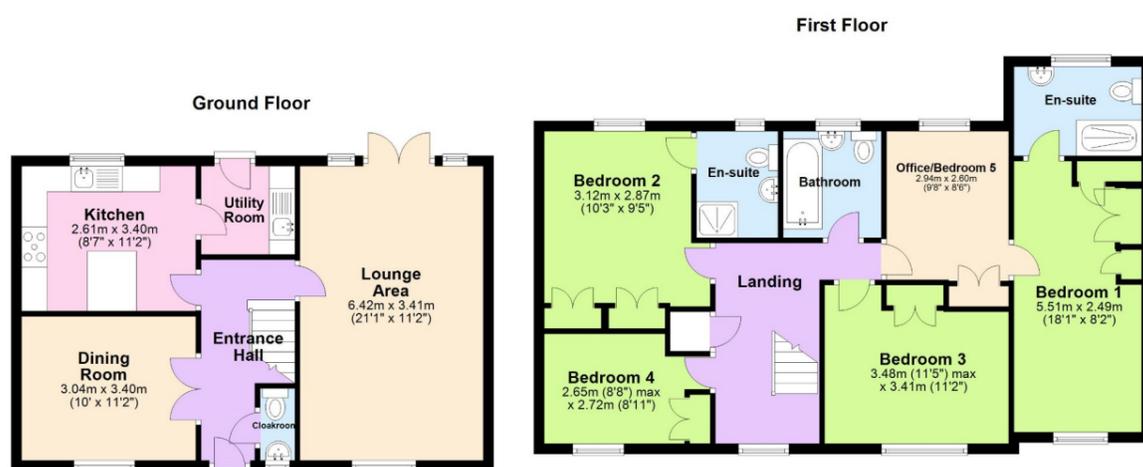
2 James Watt Close, Daventry NN11 8RJ

# campbells

of Daventry



3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



## 5 SULGRAVE MEWS

DAVENTRY, NN11 8BN

- ✓ Modern Semi-Detached Property
- ✓ Well Appointed Family Bathroom
- ✓ Modern Semi-Detached Property
- ✓ Great Sized Rear Garden
- ✓ Family Friendly Location
- ✓ Ground Floor Cloakroom
- ✓ Ample Off Road Parking
- ✓ Modern Fitted Kitchen
- ✓ Lounge/Dining Room

### LOCAL PROPERTY EXPERT MARK HEYCOCK

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✉ mark@campbell-online.co.uk

Mark and the team at Campbells have been great in supporting us through our first house purchase. As our main point of contact, Mark has been brilliant, happily organising viewings, managing the requests of both ourselves and the sellers, and answering any and all questions quickly and with a smile. While any purchase at this scale is stressful, Mark has given us a lot of reassurance and helped make this process as smooth as possible. Many thanks!

**NAME:** Colby, Daventry - 27th September  
**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.



**A well presented three-bedroom property for sale on the edge of Daventry**

Tucked in a quiet cul-de-sac, this well presented, three-bedroom, semi-detached property for sale on the edge of Daventry, offers modern and spacious living, located on the Northern edge of Daventry in a quiet, popular and sought-after area, with countryside walks almost on your doorstep. This lovely property which is an ideal first purchase, has been very well-maintained and provides contemporary modern living, outside you have a great sized rear garden and a driveway offering off road parking for two vehicles. The location of this property is fantastic, with lovely waterside and countryside walks almost on your doorstep, plus you have a local shop with post office, and local pub – all within walking distance. There are also several bus routes to the town centre, Rugby, and Northampton. All in all, making for a superb location to live.

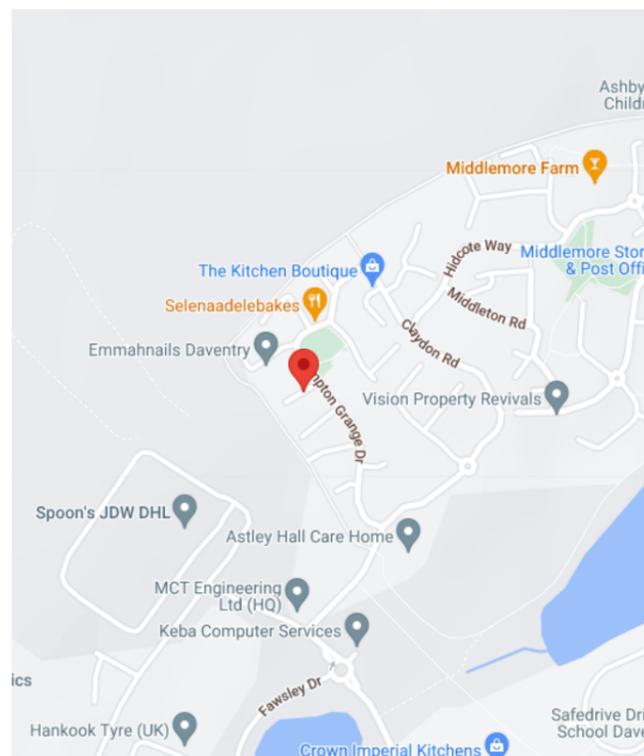
The accommodation consists of a spacious entrance hallway which offers access to the downstairs cloakroom, a lovely kitchen area which is surprisingly spacious, with modern gloss units and plenty of space for kitchen appliances. The lounge/dining room which is a great size is to the rear of this bright and welcoming property, benefits from UPVC double glazed door which lead you into a sunny easy to maintain child friendly rear garden. On the first floor leading off a spacious landing you will find three good sized bedrooms. The main bedroom benefiting from built in double wardrobes. There is also a lovely high spec family bathroom. The rear garden is a great size and offers two separate paved patio areas and a good sized lawn which is idea for a young family, there is also a large wooden storage shed. There is gated access to the side of the property which leads to the off-road parking spaces.



**LOCATION**

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 Platform, which is about 5 miles away with regular trains to London Euston and Birmingham New Street.



Council Tax: Band C EPC: Rating TBC

**"The location of this property is fantastic."**