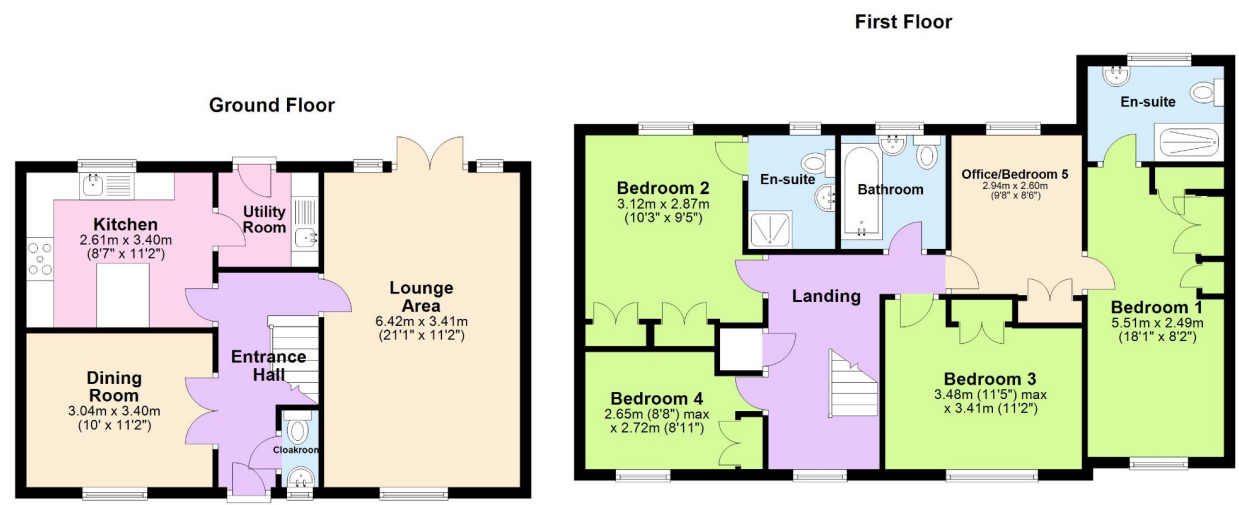




 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Braunston



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT MARK HEYCOCK



 01327 878926

 07843 561288










 mark@campbell-online.co.uk

It's such a big decision when you decide to move house and then making the choice on who to choose! So when we called Campbells and spoke to Mark we were ready to take that step, the service and communication with them has been superior and we would have no hesitations in recommending him and Campbells to friends and family.

NAME: Debra, Braunston - 6th October 2023
ABOUT: Mark

34 EASTFIELDS

BRAUNSTON, NN11 7JN

-  Four/Five Bedrooms With Fitted Wardrobes
-  Extended Modern Detached Village Property
-  Quiet End Of Cul De Sac Location
-  Great Sized Private Rear Garden
-  Two En-suite Bedrooms
-  Two Reception Rooms
-  Off Road Parking
-  Replaced Kitchen
-  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.



This delightful and extended 4/5 bedroom detached family home for sale in Braunston's sought-after village.

LOCATION

Braunston is a very popular village and it retains an active community spirit with plenty going on should you choose to get involved. Braunston is located on a ridge, overlooking the canal system and is well known for the junction between the Oxford and the Grand Union Canal and the busy Braunston Marina. The village has thrived on the canal trade for over 150 years. Firstly, transporting goods from the Midlands to London. It is now a centre for leisure activities and boasts by far the busiest stretch of canal system anywhere in the country. Walking along the towpaths, the scenery is stunning, with rolling countryside which surrounds the village making Braunston the perfect place to live. If work involves commuting, the nearby A45, A5, M1 and M6 are easily accessible from the village as are the local towns of Daventry and Rugby. If you need a rail link, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - fast trains to Birmingham heading north or London, Euston in under an hour.



Inside, the surprisingly spacious interior features a recently upgraded kitchen with a breakfast bar and an AGA Multichef dual fuel cooker. The dual-aspect lounge is highlighted by a charming Cotswold Guiting Stone fireplace housing a multi-fuel burner that efficiently powers the property's central heating. Boasting two en-suite bedrooms, a flexible study/fifth bedroom, and a generously proportioned family-friendly rear garden, this home is an ideal blend of comfort and functionality. This property is in a very quiet location on the very edge of Braunston, however the local amenities are just a few minutes' walk away and include a supermarket, Post Office, fish & chip shop, garage, butcher, hairdresser, pre-school, community café and a very well-regarded Church of England Primary School. Braunston boasts several pubs both in the village and canal side. As well as the well attended All Saints' Church, which is known as the "Cathedral of the Canals." There are social clubs and associations and sports facilities to suit all ages. The accommodation consists of a welcoming entrance hallway with a ground floor cloakroom, glazed double doors leading into a good sized dining room with plenty of space for your dining room table and chairs, the refitted kitchen has been well designed and finished off beautifully with Corian work surfaces, a breakfast bar, AGA multi fuel cooker, ample floor and wall mounted cupboards and space for white goods. The kitchen offers access into a useful utility room with additional storage space and a stable door into the rear garden. The spacious dual aspect lounge is very cosy with feature Cotswold Guiting stone fireplace and multi fuel burner is a lovely feature of this spacious home, the lounge also has patio doors into the private south westerly facing rear garden.

On the first floor, a large landing offers access to four great sized family bedrooms, with bedrooms one and two both benefitting from en-suite facilities - all bedrooms have fitted double wardrobes. There is also an upgraded family bathroom with a feature "spa" bath. The second floor holds additional potential; the access space leading to the master bedroom, an extension of the property, currently serves as a spacious open-plan office for the present owners. This area could readily be transformed into a fifth bedroom if needed, with a stud wall. In addition to its charm, this property features UPVC double glazing throughout. You have the choice of two central heating systems: an electric boiler or the back boiler from the lounge's multi-fuel burner, both seamlessly integrating into the property's radiator, central heating, and hot water system. To the side of this lovely property is a good sized single garage with lighting and electrics which is accessed via an up and over door, there is also pedestrian access into the garage from the rear garden, forward of the garage is the property's drive which provides the off road parking. To the front which is private you will find a small, low maintenance open plan garden mainly laid to lawn with side gated access into the rear garden. To the rear is found a pleasant south westerly facing private garden with rural views to the side, the rear backing onto "Jetty Fields", which gets plenty of sun, the garden is mainly laid to lawn with a paved patio and a slate covered patio area which is a great area to sit and chill in the peace and quiet whilst enjoying a glass or two of wine on those warm summer evenings. The garden also has a large covered wood store, a wooden storage shed, a greenhouse and raised vegetable beds all enclosed by wooden panel fencing which offers a good degree of privacy, there is also side gated access to the side.



Council Tax: Band E EPC: Rating C

"Situated at the quiet end of a cul-de-sac with no through traffic, the property offers picturesque rural views to the side and rear, along with a single garage and convenient off-road parking."

