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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of West Haddon*



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Secure Parking





## LOCAL PROPERTY EXPERT JAMIE CAMPBELL

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Sold my property a few months ago with Campbells. Outstanding service from them. Jamie is absolutely wonderful, extremely knowledgeable & hugely supportive when things get tough, as they normally do with house sales! Sian is brilliant at making sure things run as smoothly as possible with solicitors etc. All in all, a fantastic team & I would highly recommend them.

**NAME: Jayne, Yelvertoft - 12th November 2023**  
**ABOUT: Sian and Jamie**



# 2 WESTFIELD COURT

WEST HADDON, NN6 7BF

-  Private Garden With Power and Large Shed
-  Driveway and Additional Secure Parking
-  Large, Modern Kitchen/Breakfast Room
-  Stylish Lower Ground Floor Lounge
-  Three Bedroom Property
-  En-suite To Bedroom One
-  Downstairs WC
-  Separate Dining Room
-  Fantastic Condition

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.





### Three Bedroom Property For Sale in West Haddon, Northamptonshire

Situated in the sought-after village centre in West Haddon, this home offers a superb kitchen/breakfast room, a dining room, and a stylish lower ground floor lounge. The property is in fantastic condition, showcasing a contemporary design and modern comforts. The ground floor welcomes you with a modern, refitted kitchen/breakfast room fitted with light grey units, marble-effect surfaces, and top-of-the-line AEG appliances as well as a sizeable breakfast bar. The dining room, with a continuation of the tiled floor, is ideal as either a more formal dining room, study or additional lounge/snug. A convenient cloakroom and two utility cupboards complete the ground floor layout. Step down to the lower ground floor, where a spacious lounge awaits with two high-level double-glazed windows, offering a stylish and cosy hideaway. It really has got Cinema vibes in this room.

Upstairs, there are three sizeable bedrooms and a family bathroom. Bedroom one benefiting from a modern ensuite, showcasing a beautifully refitted three-piece suite as well as fitted wardrobes. Bedroom two is generously sized and Bedroom three certainly is a comfortable single. The external spaces are great too, with off-road parking for three vehicles, a low-maintenance garden with a large shed (offering potential for conversion to a home office,) raised beds, a patio area, and external power points. The garden is enclosed by timber panel fencing, ensuring privacy. The video on this page will help explain the garden and driveway's proximity to the house as it is unique.



### LOCATION

West Haddon is a gorgeous village with plenty of local amenities including a Shop (Londis) and local Pubs including 'The Pytchley' which has some of the best food you will ever taste. There is also 'The Sheaf Inn' also offering amazing food. The Village has a local Primary School and West Haddon is in the catchment area for Guilsborough Secondary School. There is also a village park. For the commuters amongst you, the village is close to the M1 and the A5 as well as the village of Long Buckby that has a train station – you can be in London Euston in just over an hour. For the ramblers amongst you, the property also sits close to the famous 'Jurassic Way' – an amazing walk if you haven't done it, as well as many other fantastic walks that you can find on northamptonshirewalks.co.uk. Give us a call if you have any questions or if you would like to book a viewing. We're looking forward to showing you around!



Council Tax: Band C EPC: Rating C

“A fantastic, beautifully, presented three bedroom property with just over 1,000 sq. ft of space – it really is much bigger than it looks”.

