



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

campbells

of Daventry



5 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Double Garage



LOCAL PROPERTY EXPERT STAN FRENCH



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 stan@campbell-online.co.uk

My experiences with agencies & solicitors in the past have not been great, so when I found a house in lockdown that suited my budget and locality I approached Campbells with some trepidation. I need not have worried. From the start of my negotiations and referral to the Conveyancing Team, everything went very smoothly. Stan guided me through every obstacle (and there were a few) with respect and professionalism throughout. After completion I had a couple of grievances with the previous owner, and although Campbells weren't entirely responsible for this, Stan went out of his way to help until the situation was resolved. I would not hesitate to recommend Campbells and especially Stan who I hope is a valued member of your team in Daventry. Keep up the good work.. and give Stan a big pat on the back! He's a treasure you need to hang on to!

Jilly Ward about Stan and the Campbells Team

7 FORGET ME NOT WAY

DAVENTRY NN11 4GR

-  Close To Daventry Town Centre
-  Landscaped Garden
-  Five Bedroom Detached
-  Double Garage With Electric Doors
-  Very Well Presented
-  Air Conditioning
-  Avant Build To Cotham Design
-  Off Road Parking
-  Two En-Suites

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 beautifully presented five bedroom detached family home was built by Avant Homes to the popular Cotham design, offering modern contemporary, spacious living accommodation

The property benefits from a stunning open plan family/dining/kitchen space which really is the hub of this modern spacious family home. The accommodation consists of a welcoming entrance hall with stairs rising to first floor and access to the lounge, a great open plan family space, a sizeable ground floor WC and utility room. The heart of this lovely home is without doubt a fabulous open plan family/dining/kitchen area, with the modern fitted kitchen to one side - which has a range of contemporary wall and base level units, quartz work tops and a central island. The open and bright family/dining area has bi-fold doors that open out onto a landscaped rear garden and patio, which is simply stunning. On the first floor is a large bright landing leading you to five bedrooms, with en-suite facilities to both bedrooms one and two. There are fitted wardrobes in bedrooms one, two and three. There is also a lovely spacious and contemporary family bathroom.

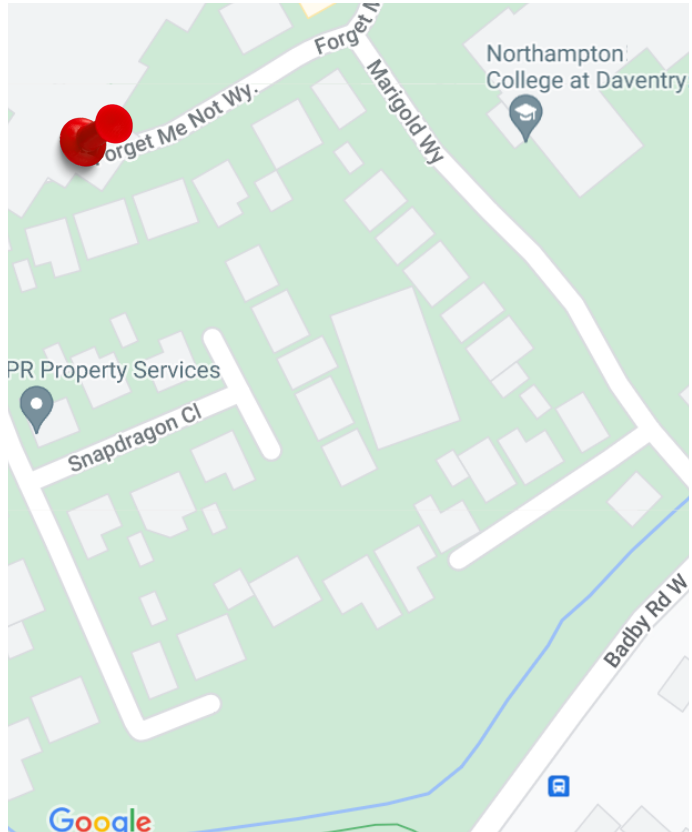
The property really is a credit to the current owners as it is (in my opinion,) in better condition than when it was new! All you have to do is unpack, put the kettle on and you are home. The current owners have also paid for many upgrades to the property including, air conditioning, electric garage door, quartz worktops to the kitchen and more storage. These are just some of the upgrades they have added. To the front of the property, you have ample off road parking forward of a double garage, which has an electric up and over door, power and lighting, and a personnel door into the property. There is also a path leading to the front door and rear garden, with the remainder laid to lawn. The beautifully landscaped rear garden is surprisingly low maintenance and a fantastic place to sit out and enjoy a glass of wine on a warm summers' evening, with sunny paved patio areas, lawned area, a raised bedding area, planted borders - all enclosed by wooden panel fencing.



LOCATION

'Danetre Place' is a convenient location for commuting. It is close to all major road networks and only a short drive from Long Buckby railway station, which offers direct routes to Birmingham, Northampton, and London/Euston, in less than one hour!

Daventry itself is a small market town in western Northamptonshire, close to the border with Warwickshire. There is a bi-weekly market along the High Street on a Tuesday and Friday, several independent shops, cafes, and coffee shops along with major retailers, leisure facilities, including the Leisure Centre, Daventry Country Park, and the new multi-screen ARC cinema.



Council Tax: F

EPC: B

"If open plan living is what you are looking for then this is certainly the house for you. The staggered layout gives you the best of both privacy and socialising. The Bi-folding doors just give it that finishing touch. You really do need to come and view to fully take in all this house has to offer."

