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 2 James Watt Close, Daventry NN11 8RJ

# campbells

of Daventry












3 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Garage



# 41 BABBY ROAD

DAVENTRY, NN11 4AP

-  Short Walk To The Town Centre
-  Recently Decorated Throughout
-  Stunning New Fitted Kitchen
-  Fabulous Character Features
-  Three Reception Rooms
-  Log Burning Stove
-  Three Bedrooms
-  Cellar
-  Garage

## LOCAL PROPERTY EXPERT JEREMY TAYLOR



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 07768 910160

 [jeremy@campbell-online.co.uk](mailto:jeremy@campbell-online.co.uk)

Jeremy was amazing. Every curve ball that came up via our solicitor, he was the one that would reach out to all parties to remove the blockers. We would probably have pulled out of the sale if it weren't for him. I would definitely use Campbells in the future and insist on having Jeremy in our corner.

**NAME: Kate, NN11 - 11th January 2024**  
**ABOUT: Jeremy**

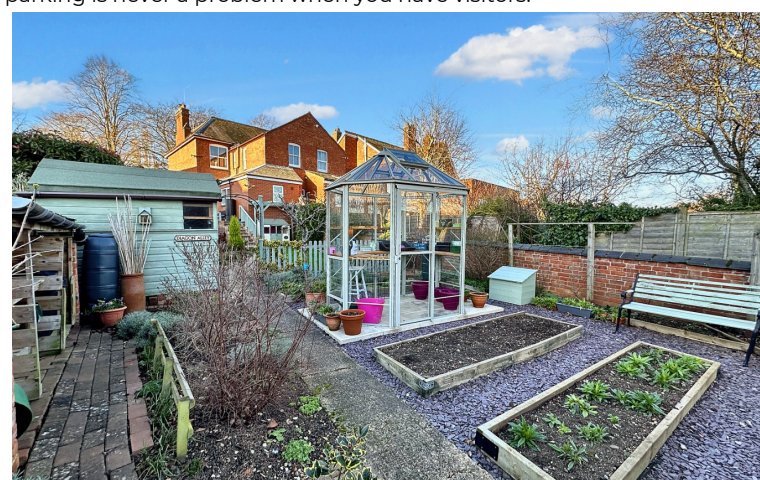
Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the 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.



**If you are searching for an immaculately presented three bedroom property within a five minute walk of Daventry town centre, then this could be the one for you.**

Dating back to the early twentieth Century, this gorgeous Edwardian property has been lovingly redecorated throughout to provide a stunning family home. The whole house is presented to such a high standard, you really could just move in and enjoy! The spacious accommodation is spread over two floors (with a cellar to boot) and offers an abundance of character and charm throughout. The current owners have created something very special here and every room within this lovely home is a delight. With high ceilings and large windows there is a consistent theme of light and space throughout. You enter the property into a welcoming hallway adorned with original tile flooring and from here a door to your right will lead you through to the charming sitting room. The large sitting room, with a feature box bay window, has a multi fuel stove as a centre piece and it is easy to envisage how cosy this room would be in the depths of winter. Walking back through the hallway takes you to the second reception room. This could be utilised as a dining room, a snug, a playroom or a large home office – depending on your particular needs. The ground floor accommodation continues with a breakfast/dining room and attached to this is a little garden room, providing the perfect place to sit and relax with a book and a coffee. The most important room to most people is the kitchen and the current owners have recently had a stunning new fitted kitchen installed, providing an array of fitted cupboards and units. Adjacent to the kitchen is a small but handy utility space with room to house a washing machine and leading on from there, you will discover a refitted shower room, comprising a standalone shower cubicle, a wc and a wash hand basin.

As if all of this would not be enough – there is yet more! An attractive wood panelled door leads from the breakfast room down to a very large cellar area, providing fantastic additional storage space. Taking the stairs to the first floor you will discover three bedrooms and a family bathroom. The décor throughout this property is fantastic and the main bedroom is no exception. This is a stunning, spacious and airy room with plenty of space for a large double bed and a selection of bedroom furniture. The second bedroom is another good sized double whilst the third bedroom is a single that could equally be used as a nursery or home office. The very quaint family bathroom is equipped with a bath with shower over, a low level wc and pedestal hand basin. Whilst the interior of this property has been meticulously cared for, the same can be said for the enclosed and private garden at the back of the property. A considerable amount of thought and attention to detail has been invested in maximising the potential of this very important space. This very attractive garden offers a mix of lawn, mature plants, seating areas, raised vegetable beds and has a lovely water feature to boot. You really do have to see it to fully appreciate it. For any keen gardener a shed is a must and you won't be surprised to hear that this property has a fabulous one, with the added benefit of light and power. Another fantastic plus for this wonderful property is the single garage, attached to the right hand side of the property, which has light and power fitted and benefits from additional storage space in the eaves. In addition to the garage, there is a dedicated parking area at the rear of the house, beyond the garden, with space to park two cars with comfort. Badby Road, also provides plenty of opportunity for on street parking, so parking is never a problem when you have visitors.



## Location

I imagine that you will now understand just how much I love this property – well the location is equally superb.

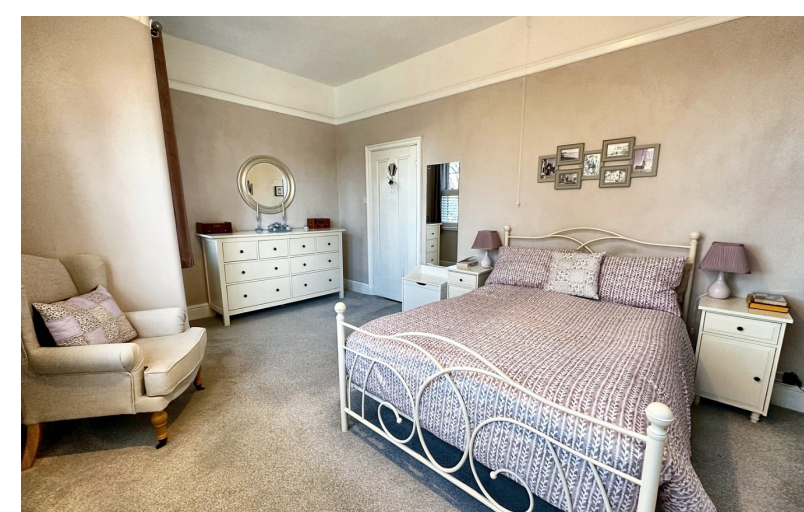
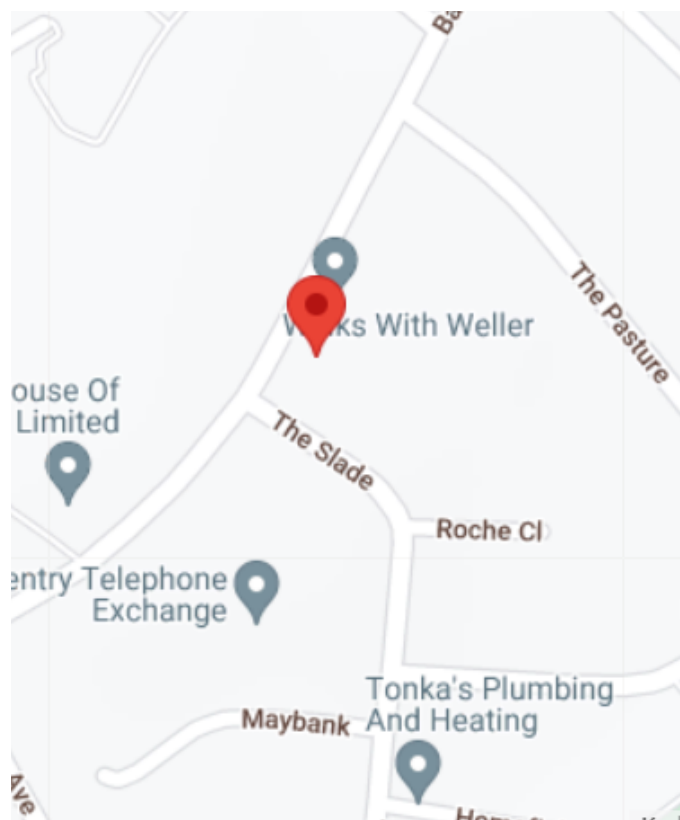
A brisk five minute walk will take you in to the market town of Daventry, with both Waitrose and Tesco virtually on your doorstep.

Daventry has recently seen some huge improvements and investment in the town centre, with the new ARC Cinema being a fantastic provision for local residents.

Daventry Country Park is just a few minutes' drive away, providing a lovely quiet and picturesque place for a walk and with a fabulous play area for the kids to expend their energy.

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 which is only a few miles away with regular trains to London/Euston and Birmingham New Street.



Council Tax: Band C      EPC: Rating D

*“From the moment I first entered this property, I was constantly saying, Wow!” Properties as special as this one are rarely available and so it is likely to be in huge demand.*