



 01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



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



4 SNAP DRAGON CLOSE

DAVENTRY, NN11 4GT

- Five Bedroom Detached Family Home
- Close To Daventry Town Centre
- Fitted Kitchen With Appliances
- Modern Open Plan Family Area
- Utility Room And Cloakroom
- Two En-suite Bedrooms
- Separate Lounge Area
- Good Sized Rear Garden
- Double Garage

LOCAL PROPERTY EXPERT MARK HEYCOCK



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The service throughout was excellent and Mark went the extra mile to ensure we got to our dream home. I would recommend Campbells any time.

NAME: Philip and Victoria, Daventry - 29th April 2024
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.



This immaculately presented residence offers contemporary living in a bright, spacious setting, just a stone's throw away from Daventry Town Centre.

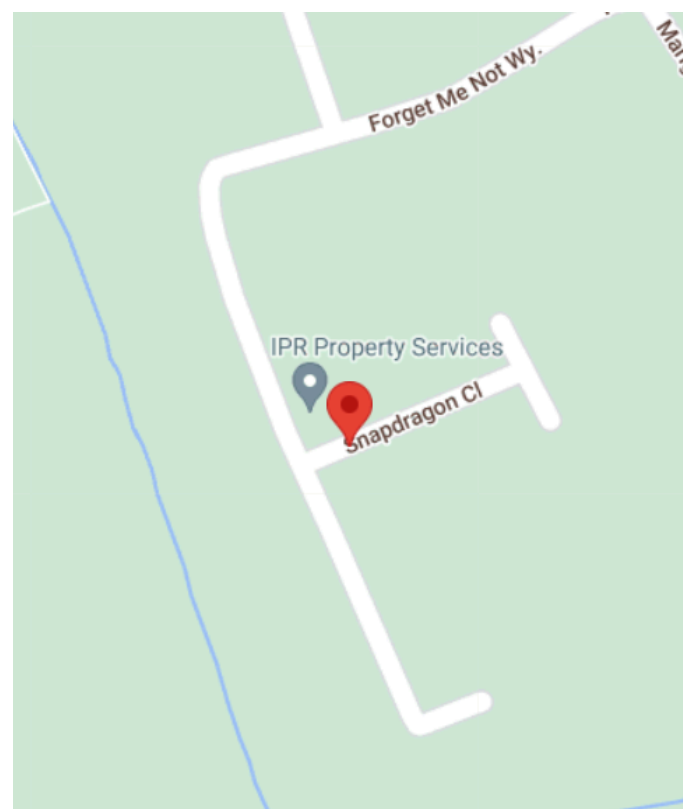
This executive-style, five-bedroom detached family home, crafted by Avant Homes in the sought-after Cotham design. Located on the popular 'Danetre Place' development this property is just a short walk from Daventry Town Centre and all the local amenities. This lovely area is also a convenient location for commuting, being close to all major road networks including the A45, A361 and the A5, motorway connections include the M1 and M40 both of which are approximately 20 minutes away. The nearest railway station is a Long Buckby which is about 15 minutes away and offers direct routes to Birmingham, Northampton, and London Euston, in less than one hour! Upon entering, you are welcomed by a spacious hallway leading to a comfortable lounge, a generously sized open-plan family space, a convenient ground floor WC, and a useful utility room.

The heart of the home is the fabulous open-plan family/dining/kitchen area, boasting a modern fitted kitchen with contemporary wall and base level units, quartz worktops, and a central island. The bright and airy family/dining area opens onto a patio, perfect for entertaining, and overlooks the sizeable rear garden. Upstairs, a large, bright landing leads to five bedrooms, two of which feature en-suite facilities. Bedrooms one, two, and three are fitted with wardrobes, while a spacious and contemporary family bathroom completes this level. Externally, the property offers ample off-road parking in front of a double garage, complete with power, lighting, and a personnel door into the property. The front garden is laid to lawn, with a path leading to the front door and rear garden. The rear garden is family-friendly and enclosed by wooden panel fencing, offering a spacious lawn and a sizeable patio area, perfect for enjoying a glass of wine on a warm summer's evening, there is also side gated access to the front of the property.



LOCATION

If you have never been to Daventry it is a small quiet 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 include the Leisure Centre, Daventry Country Park, and a recently built multi-screen cinema.



Council Tax: Band E EPC: Rating B

“The focal point of this modern family home is undeniably the stunning, open-plan family/dining/kitchen area, featuring expansive bi-folding doors that seamlessly connect the interior with the rear garden.”