



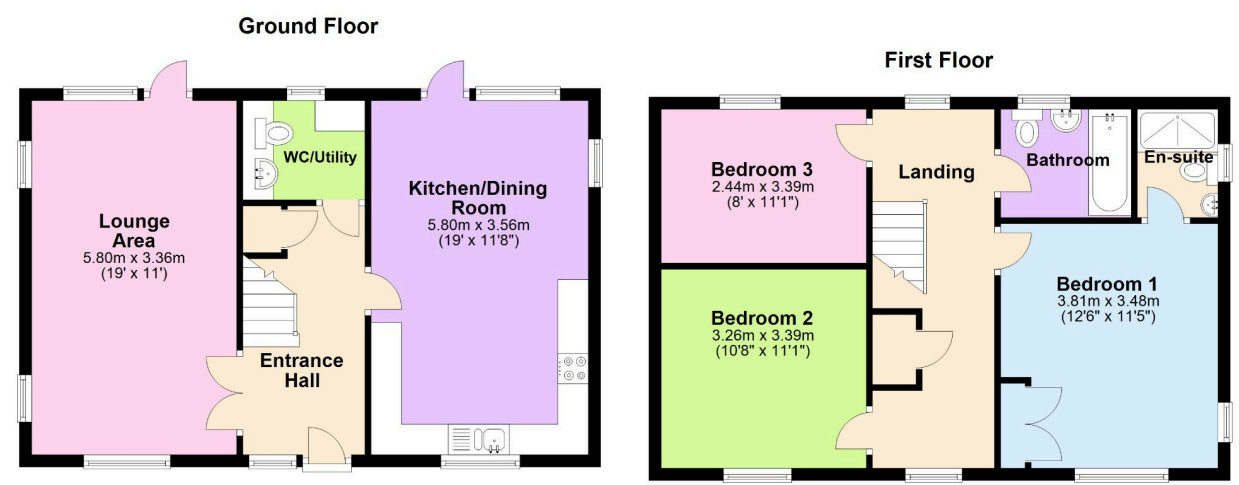
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT MARK HEYCOCK












 01327 878926
 07843 561288
 mark@campbell-online.co.uk

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

36 STARLING WAY

DAVENTRY, NN11 2AH

-  Detached Family Home Two Years Old On A Large Plot
-  Private Low Maintenance Sunny Rear Garden
-  Three Bedroom - Great Sized Bedrooms
-  Kitchen/Diner With Integral Appliances
-  En-Suite To The Master Bedroom
-  Bright Dual Aspect Lounge
-  Eight Years NHBC Warranty
-  Ample Off Road Parking
-  No Upper Chain

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.



The house, only two years old, is built by Orbit homes to "The Fir" design, has been very well-maintained throughout and with eight years remaining on the NHBC warranty, you can have peace of mind knowing that your investment is protected.

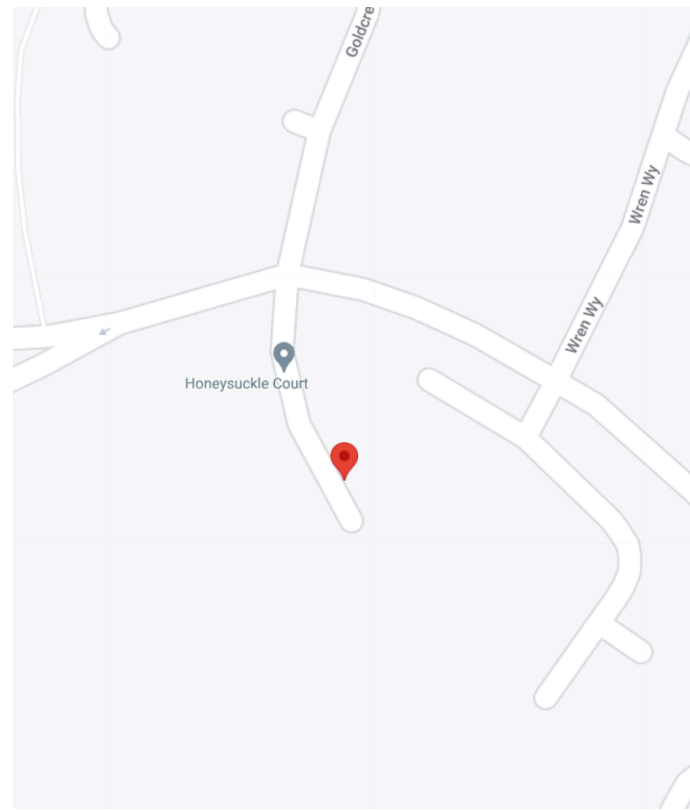
Three Bedroom Detached Property For Sale In Daventry. Occupying a great sized plot, this lovely three-bedroom detached family home for sale on the new Micklewell Park development on the edge of Daventry offers the perfect design and blend of modern elegance and functionality, with the added bonus of no onward chain. Internally the property has a warm and inviting atmosphere, with three great-sized bedrooms, there's ample space for a growing family. A welcoming hallway leads to all ground floor accommodation including a good sized cloakroom/utility area with plumbing for a washing machine. The heart of this home is the spacious kitchen/diner, complete with integral appliances. Whether you enjoy hosting dinner parties or prefer cosy family meals, this area is perfect for both. The bright dual aspect lounge is ideal for relaxation, providing a comfortable space for you to unwind after a long day.

The layout of this house is well-thought-out, providing the perfect balance between open plan and private spaces. On the first floor a bright and spacious landing area leads you to three generous bedrooms, the master bedroom benefits from built-in wardrobes and its own en-suite, offering privacy and convenience. There is also a well-appointed family bathroom. Outside into the private, low maintenance, south westerly sunny rear garden, with a hot tub (available by separate negotiation) where you can relax in the sun with a glass of wine or entertain guests during the summer months. To the side is a larger than average single garage with a pedestrian door from the rear garden which provides ample storage space. In addition, there is ample off-road parking forward of the garage, there is also an additional parking area used by the current owners to the opposite side of the property. As if these features weren't enough, this property comes with a dual electric vehicle charging point and for additional convenience external electrical sockets.



LOCATION

The location of this property is fantastic, with lovely waterside and countryside walks almost on your doorstep, plus you have a local Middlemore shop, Post Office, and local pub – all within walking distance. There are also plans for some new local amenities within a stone's throw away from your front door. There are also several bus routes close by to the town centre, Rugby, and Northampton. All in all, making for a superb location to live. If you need to commute to work or enjoy exploring the beautiful surrounding areas, this home is perfectly located. 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 at Long Buckby, which is about 5 miles away with regular trains to London Euston and Birmingham New Street.



Council Tax: Band E EPC: Rating B

“Interested, or dare we say - welcome to your dream home in Daventry! This family home is well worth a look around.”