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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Daventry



2 Bedrooms | 1 Bathroom | 1 Reception Room | Detached Garage



## 5 ST BOTOLPH CLOSE

DAVENTRY, NN11 2LR

- ✓ Energy Efficient Property (EPC: B)
- ✓ Well Presented Two Bedroom Semi-Detached Home
- ✓ '21st Century Garden Village' Location (Monksmoor)
- ✓ Five Minute Walk From Daventry Country Park
- ✓ Bright And Spacious Lounge/Diner with French Doors To Rear Garden
- ✓ Less Than 10 Years Old
- ✓ Detached Garage and Driveway
- ✓ Two Double Bedrooms
- ✓ Downstairs WC



# About the Property

Two Bedroom Semi-Detached Property For Sale in Monksmoor, Daventry

Sitting on the delightful 'Meadowside' phase on the relatively new Monksmoor development is this well presented two bedroom semi-detached property. Located just around the corner from Daventry Reservoir and Country Park for which there is pedestrian access from Meadowside.

As you can see from the photos, the location is idyllic. Who would have thought you could live on such a modern development and be so close to nature?

The Monksmoor development was built on the '21st Century Garden Village Principles,' the vision for which, according to the builders, Crest Nicholson, is for a "beautiful sustainable, culturally rich, economically independent and green space to live." As well as the core values being centred around "the organic creation of a true community." It's fair to say we know a lot of people that live in the area that can certainly vouch for these principles.

This charming home boasts a modern, high-gloss kitchen complete with integrated cooking appliances. The bright and spacious lounge/diner benefits from French doors that open out to the private rear garden. The ground floor also features a convenient downstairs cloakroom/WC and a large under-stairs storage cupboard.

Upstairs, you will find two spacious double bedrooms, both offering ample space and comfort. The family bathroom is well-appointed with a WC, wash basin, and a panel bath with a shower and screen.

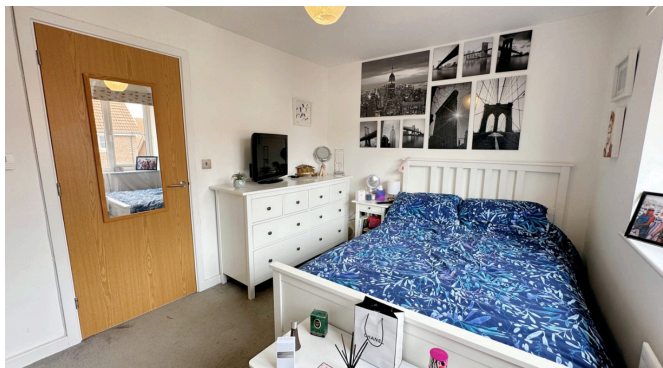
The exterior of the property is equally appealing, with an attractive lawned garden at the front, bordered by a charming picket fence and gate. To the side, there is ample off-road parking for at least two vehicles on the driveway in front of the detached single garage, which has an up-and-over door. A side gate from the driveway provides access to the rear garden, which features a patio area perfect for outdoor dining, a lawned area, and additional hardstanding shed behind the garage.

The Monksmoor development was built so that its residents can enjoy the local countryside (including the country park and canal) but still benefit from being within easy reach of Daventry Town Centre, which is just a five-minute drive away.

You also have the recently built Monksmoor Primary School as well as having amenities at Monksfield on the Ashby Fields development which is approximately a 5-minute walk away. This includes a local Pub, Tesco, Boots, Doctors', Nursery and Take Away.

Daventry Town Centre itself benefits from many facilities and amenities including the Leisure Centre, ARC Cinema, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly market on the High Street.

This property offers the perfect blend of modern living and convenience in a picturesque setting. Contact us today to arrange a viewing and discover all that this lovely home has to offer.



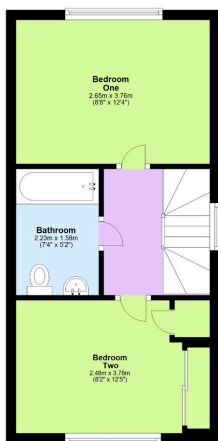
Council Tax: Band C

EPC Rating: B

Ground Floor



First Floor



**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.