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 2 James Watt Close, Daventry NN11 8RJ

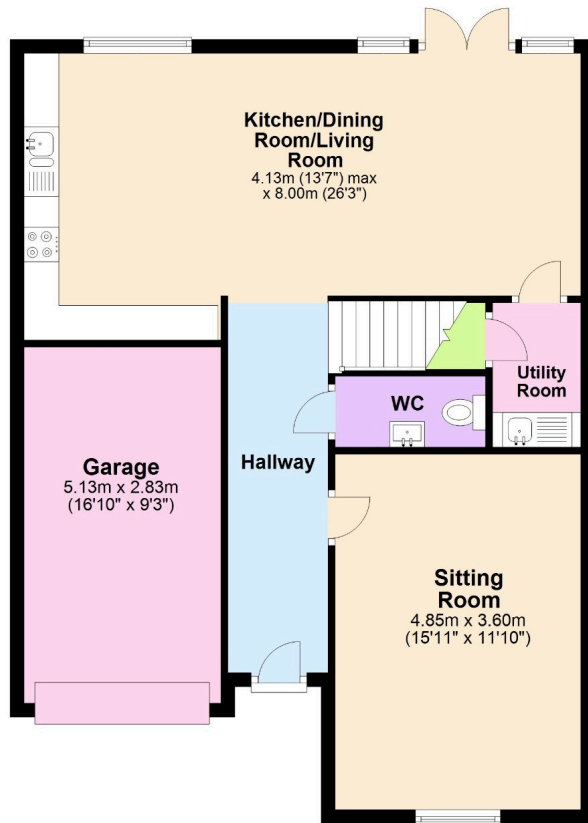
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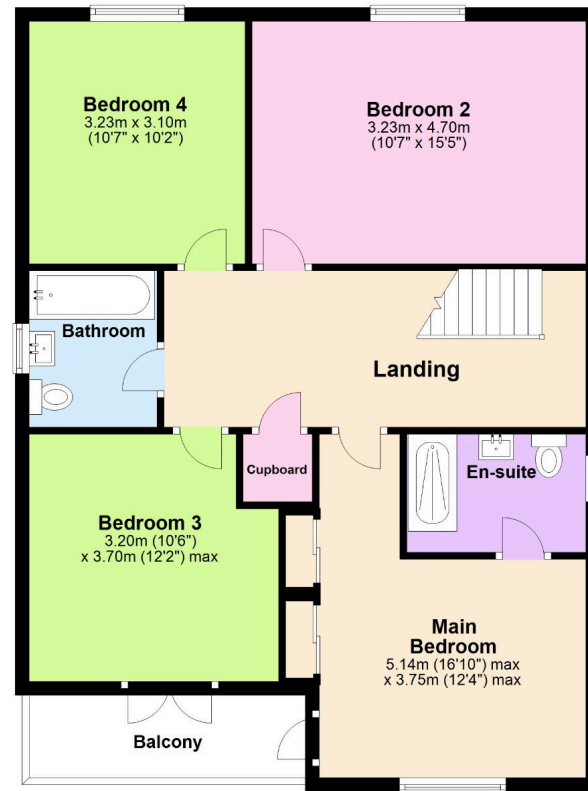


4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage and Off Road Parking

Ground Floor






First Floor



16 CROXDEN WAY

DAVENTRY, NN11 2PD

-  Fabulous Open Plan Kitchen/Diner/ Living Room
-  Large Sitting Room
-  Close To Town Centre And Local Amenities
-  Single Garage With Electric Up And Over Door
-  Four Double Bedrooms
-  Downstairs WC
-  En-Suite To Main Bedroom
-  Fabulous Rear Garden
-  Utility Room

LOCAL PROPERTY EXPERT JEREMY TAYLOR



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"Jeremy Taylor was absolutely superb from the beginning to the end of the sale. I was kept fully informed throughout and could not have asked for a better Estate Agent."

NAME: Larry, Upper Boddington
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.



This stylish, four-bedroom, detached property for sale on the Waterside development in Daventry was built by Crest Homes to their 'Slough' design and offers modern, spacious living in one of Daventry's most sought-after developments.

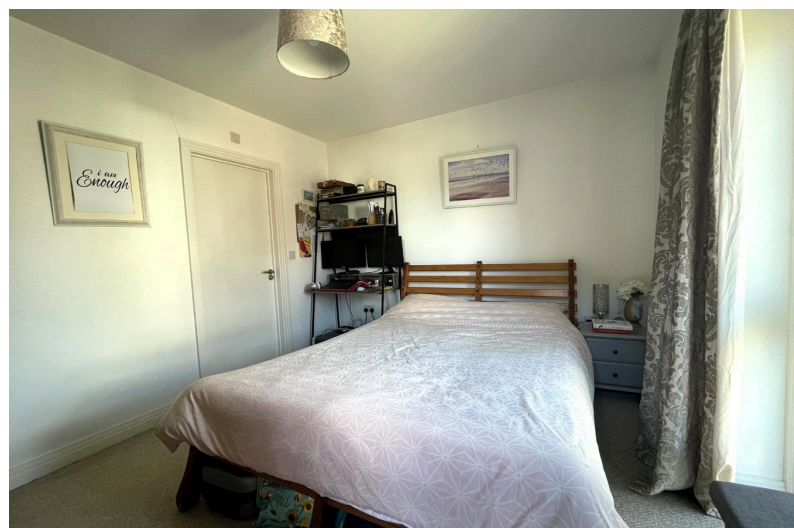
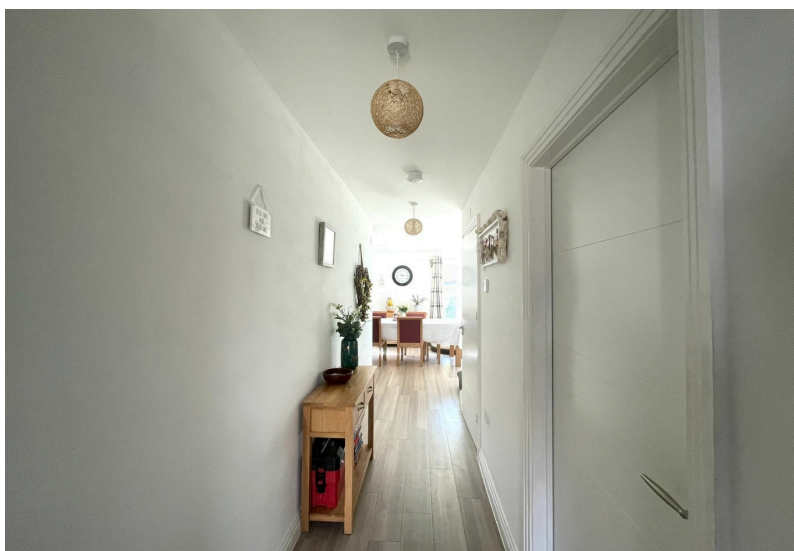
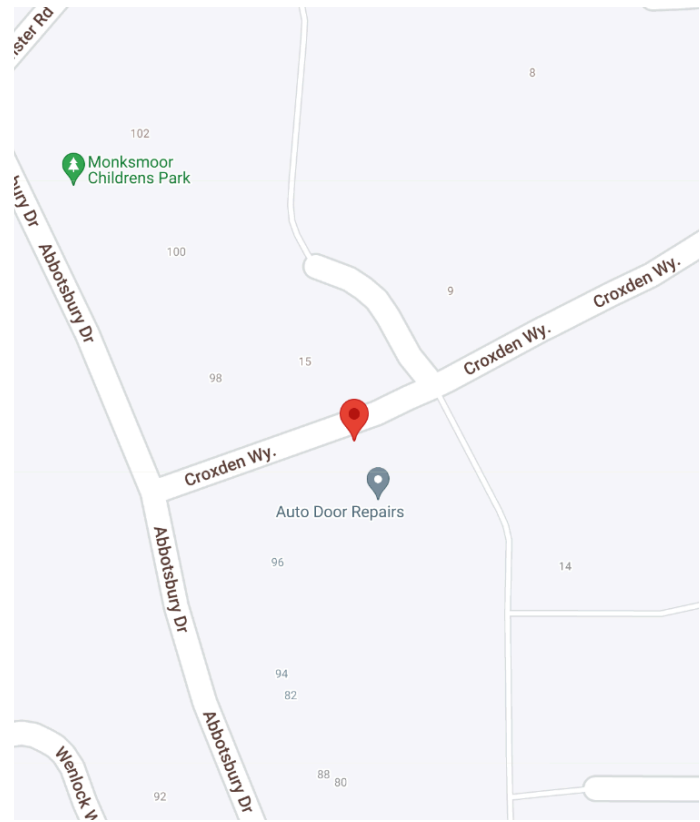
Being only 8 years old, the property still benefits from having NHBC cover. Having entered the property into a light and welcoming hallway you will discover an exceptionally spacious sitting room immediately to your right. The kitchen includes a selection of integrated appliances including an electric hob, oven, fridge/freezer and dishwasher. In the dining area there is ample room for a large table and chairs and beyond this is plenty of space for more comfortable seating to sit and relax. UPVC doubled glazed patio doors lead you into the enclosed sunny rear garden. Completing the ground floor accommodation is a very useful separate utility room, under stairs storage cupboard and WC. Taking the stairs to the first floor you will discover four double bedrooms and a family bathroom, all leading from the open landing area. The main bedroom benefits from a lovely en-suite shower room and provides double fitted wardrobes along one wall.

Both the main bedroom and adjoining double bedroom have access to the balcony, a fabulous place to sit and relax with a morning coffee or evening glass of wine. At the rear of the property there are two additional double bedrooms with views over the enclosed rear garden. The well-appointed family bathroom comprises a bath with shower over, a pedestal wash hand basin and low level WC. Whilst the inside of this property is fantastic throughout, the outside also has plenty to offer. The aforementioned rear garden is a real bonus, being unusually large for a modern development property. The garden itself is predominantly laid to lawn and there is also a generous sized patio area to sit and relax when the sun is shining. The block paved driveway at the front provides room to park one car with comfort and the single garage is equipped with an electric up and over door and has light and power connected.



Location

Located on the edge of Daventry, Croxden Way is situated on Monksmoor, close to Daventry Country Park and the local amenities in Ashby Fields, which makes this a great family location!



Council Tax: Band E EPC: Rating B

“The ‘wow’ of this fabulous property is the contemporary open plan kitchen/dining/living area.”