



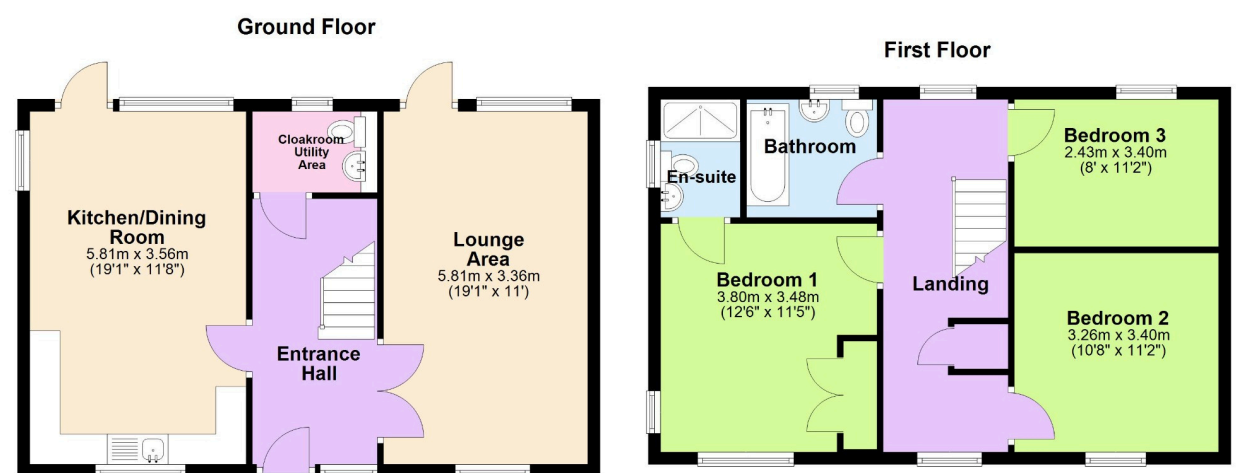
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry












3 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



2 ROBIN WAY


DAVENTRY, NN11 2AQ

-  Three Double Bedroom Detached Family Home
-  Garage And Driveway Parking
-  Open Plan Modern Kitchen/Dining Room
-  Family Bathroom & En-Suite To Master
-  Lounge With A Media Wall And A Feature Electric Fire
-  Air Conditioning And Gas Central Heating
-  EV Charger For Electric Vehicles
-  Bright And Immaculately Presented Throughout
-  Larger Than Average Rear Garden With Side Gated Access

LOCAL PROPERTY EXPERT RHIAN HANDLEY



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 rhian@campbell-online.co.uk

We had the absolute pleasure of working with Rhian as our estate agent, and we cannot recommend her highly enough! From the very start, she was approachable, warm, and incredibly kind, instantly making us feel comfortable during what can often be a stressful process. Rhian's openness and transparency set her apart—she was always available to answer any questions we had and was completely honest and clear about every detail. What truly impressed us was her willingness to go above and beyond. Whether it was arranging last-minute viewings, providing thoughtful advice, or simply being there to support us every step of the way, Rhian consistently exceeded our expectations. Her dedication to making sure everything went smoothly made a world of difference, and it was clear that she genuinely cared about helping us find the perfect home. We would wholeheartedly recommend Rhian to all our friends and family. She's not just an exceptional estate agent but also a wonderful person to work with. Thank you, Rhian, for all your support in helping us purchase our first home.

NAME: John & Sarah, Daventry
ABOUT: Rhian

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.



Three Double Bedroom Detached Property For Sale In Daventry

This impeccable and beautifully presented three-bedroom detached family home, located in the sought-after Micklewell Park development, is perfect for those looking for a stylish and modern family home.

Upon entering the property, you'll be instantly captivated by the modern and contemporary design throughout. The open-plan kitchen and dining room is the heart of this home, providing the ideal space for entertaining guests and creating lasting memories with your family. The kitchen boasts quality fixtures and fittings, including sleek countertops, stylish cabinetry, and integral appliances, making cooking a pleasure.

The lounge area offers a cosy and inviting atmosphere, featuring a media wall and a stunning electric fire that creates a focal point in the room. Whether you're relaxing with a good book or enjoying a movie night with the family, this space will become your haven of tranquillity.

There are three generously sized double bedrooms, providing ample space for the whole family.

The master bedroom offers a luxurious en-suite shower room, allowing you to unwind in style after a long day. The additional bedrooms are perfect for children, guests, or even a home office if required. This property is not only visually stunning but also equipped with practical features that enhance your everyday living. With air conditioning and gas central heating, you can enjoy comfortable temperatures all year round, regardless of the weather outside. The inclusion of an EV charger means you can effortlessly charge your electric vehicles at home, making this property future-proof and environmentally friendly.

Step outside into the larger-than-average rear garden, which is quiet and private. Perfect for outdoor entertaining, family gatherings, or simply enjoying the sunshine on lazy weekends, this private space offers endless possibilities. The side-gated access ensures convenience and adds an extra layer of privacy and security.

To the side is a detached larger than average single garage which provides ample storage space. In addition, there is ample off-road parking forward of the garage.

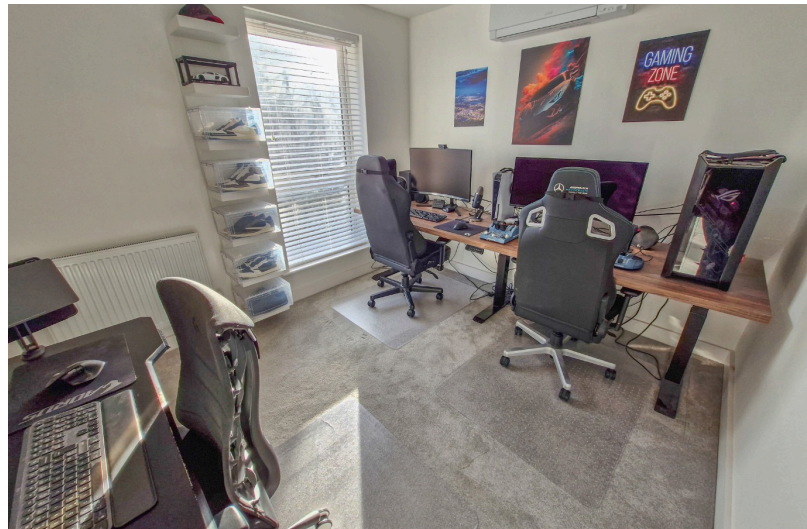
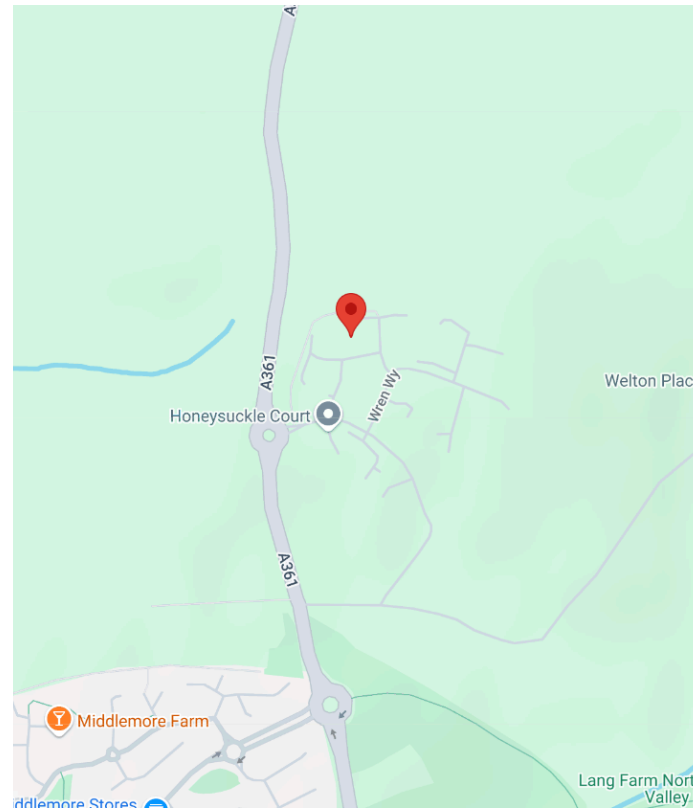


LOCATION

The location of this property is fantastic, with picturesque Drayton Reservoir just a stone's throw away. Enjoy weekends strolling around the reservoir, exploring the nearby countryside walks, or engaging in various water activities. The peaceful environment coupled with the convenience of nearby amenities makes this house an ideal place to call home.

There are further plans for some new local amenities within a stone's throw away from this lovely home, you also have the local Middlemore shop, Post Office, and local pub all within sensible walking distance. There are also several bus routes close by into Daventry Town Centre, Rugby, and Northampton.

If you need to commute to work or enjoy exploring the beautiful surrounding areas, this home is perfectly located. Daventry is in 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

“With its spacious bright rooms, fantastic outdoor space, and desirable location, this property has everything you desire and more.”