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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



4 Bedrooms | 2 Bathrooms | 1 Reception Room | Single Garage





LOCAL PROPERTY EXPERT STAN FRENCH

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"Careful consideration of client needs certainly governs the way Campbells work. The sale of my late brother-in-law's house in Daventry was agreed after only three days on the market. The offer accepted was £5000 more than anticipated and the buyers proved to be well selected. No problems were encountered at any stage. Excellent service all round, we thought, certainly above & beyond. Heartfelt thanks to Stan French & to the team at Campbells from myself & my wife, for a job so well done."


**Tony and Gill, Daventry about Stan and our Daventry team.**



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 WILLOW HOUSE



DAVENTRY ROAD, NORTON, NN11 2ND


-  Detached House


 Replaced Kitchen/Diner

 Replaced Shower Room
-  Four Double Bedrooms

 Integral Appliances

 Off Road Parking
-  Norton Location

 Replaced Bathroom

 Beautifully Presented





**A rare opportunity to purchase this four bedroom extended property which has been very much loved and improved by the current owners, and is located in the sought after Northamptonshire village of Norton.**

The ground floor of the property consists of a lounge, a large kitchen/diner with two sets of French Doors leading out the rear garden, separate utility, downstairs W/C and storage area. The kitchen has been recently refitted and is of a high quality contemporary design with integral appliances including dish washer, twin ovens, hob with a stainless steel extractor hood and fridge. To the first floor you have four double bedrooms with dressing area to the main bedroom.

There is a family bathroom and separate shower room, both have been recently upgraded. To the outside you have off road parking for several vehicles, access to storage/garage and front lawn with mature borders. To the rear you have a low maintenance garden which is divided into two areas, ideal for family occasions or just relaxing after work. There is also a path which leads to your extra garden area which is enclosed by fencing and has gated access, which is currently used by the present owners to park their caravan.



## LOCATION

The village of Norton dates back to 1840 and sits two miles from Daventry and 11 miles from Northampton. The main road connections via the A5 are close to hand with easy access to the M1, M45, M40, M6 and, the nearest railway station at Long Buckby is approximately 3 miles away. The White Horse is the local pub which also provide a fish and chip takeaway service for the village, to the east of the village is a shopping complex in a converted set of farm buildings called The Heart Of The Shires Shopping Village which has a variety of independent retailers, including a tea room and an art gallery.



Council Tax: Band E      EPC: Rating D

"The kitchen and bathrooms have been updated to a high standard. The property is decorated to a good standard throughout including new oak doors and a replaced glass balustrade and is very well presented throughout."

