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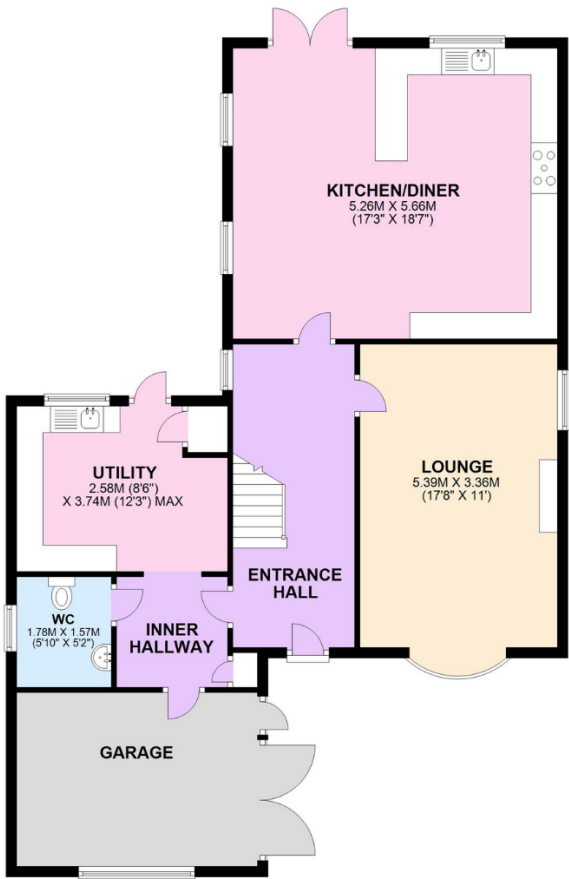
2 James Watt Close, Daventry NN11 8RJ

**campbells**  
of Norton

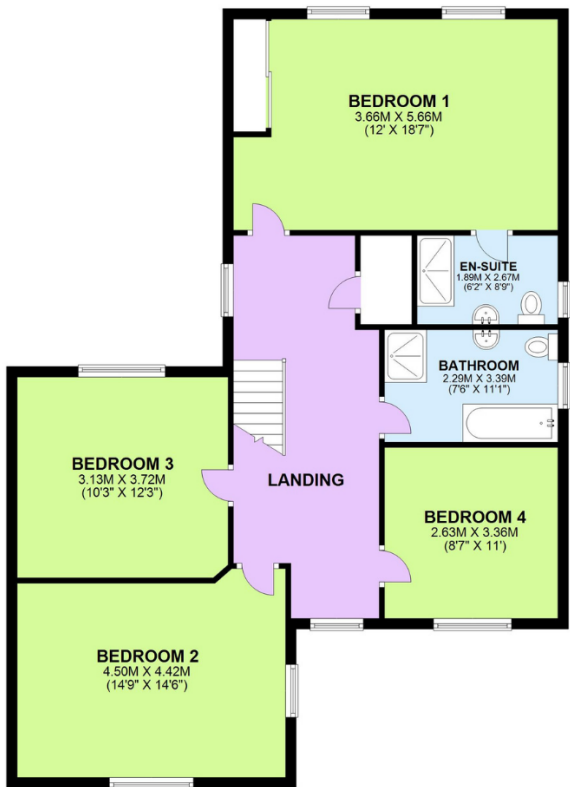


4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Single Garage

GROUND FLOOR



FIRST FLOOR



## LOCAL PROPERTY EXPERT AMANDA LOYDALL



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"We would agree that Campbells go that extra mile and that nothing is too much trouble. We remember Amanda arriving with flowers and chocolates after we had a problem, I don't think any other estate agents would have done this. This goes a long way and isn't forgotten.

We would say that Campbells are good value for money. They always put their clients first. Over the years we have moved house a few times but have not had an estate agent as good as Campbells."

**Reg and Jackie about Amanda and our Daventry team.**



# 18 THE BROADWAY

NORTON, NN11 2NG



Individually Designed



Four Double Bedrooms



En-suite to Main Bedroom



Utility



Large Kitchen/Diner/Family Room



Garage



Ample Parking



Village Location



Eco Friendly

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.





### Ahead of its time, this home is at the cutting edge of renewable energy

A bright, spacious entrance hall gives access to the downstairs rooms. The heart of the home is the large kitchen/diner/family room, with space big enough to hold a large dining table as well as a sofa and with doors to the rear garden and decking area it brings the outside in. A cosy lounge to the front is a lovely space for the evening to retire to after the children have gone to bed. The utility room is an amazing size, plenty of space for dogs and dirty boots if you've been out on one of the many countryside walks on your doorstep and there's also a downstairs cloakroom. Upstairs all the bedrooms are large doubles with the main bedroom offering a spacious en-suite.



The family bathroom has a separate shower as well as a bath. Even the loft space is large enough to accommodate a conversion with Velux windows already there. The garage is currently used as a studio but can easily be converted back. There is ample off road parking to the front and gated access to the rear. The sunny rear garden is mainly laid to lawn with a decking area for al-fresco dining and stunning unspoilt countryside views are afforded to the rear. There's plenty of space for children to play. A large storage shed offers a place to store garden equipment.



### LOCATION

The village of Norton dates back to 1840 and sits two miles from Daventry and 11 miles from Northampton. Do you work from home? Norton boasts Gigaclear Ultrafast Broadband. 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 F    EPC: Rating B

"This spacious village home built in 2005 was designed to be Eco friendly. Individually controlled under floor heating provided by an air source heat pump heats this home. Solar panels providing approximately £1800 per annum feeding tariff from British Gas offer zero running costs. A rain water harvesting tank provides water for the toilets and garden."

