



01327 878926



www.campbell-online.co.uk



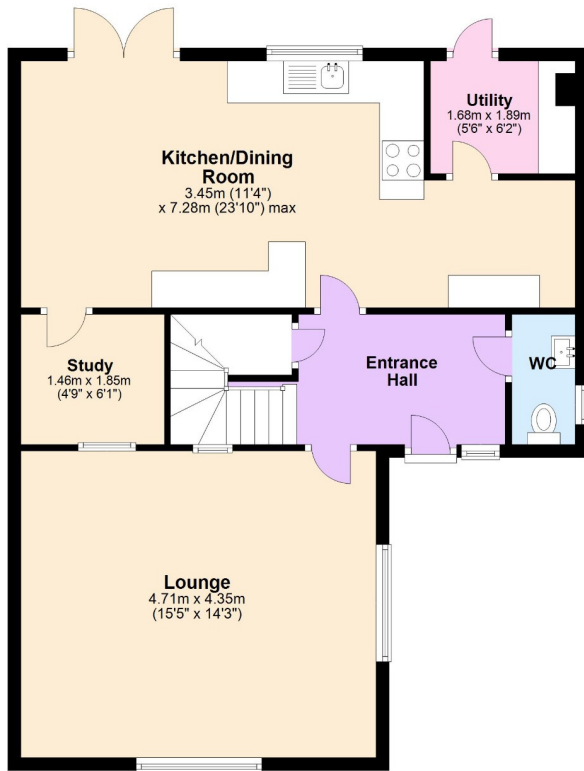
2 James Watt Close, Daventry NN11 8RJ

**campbells**  
of Daventry

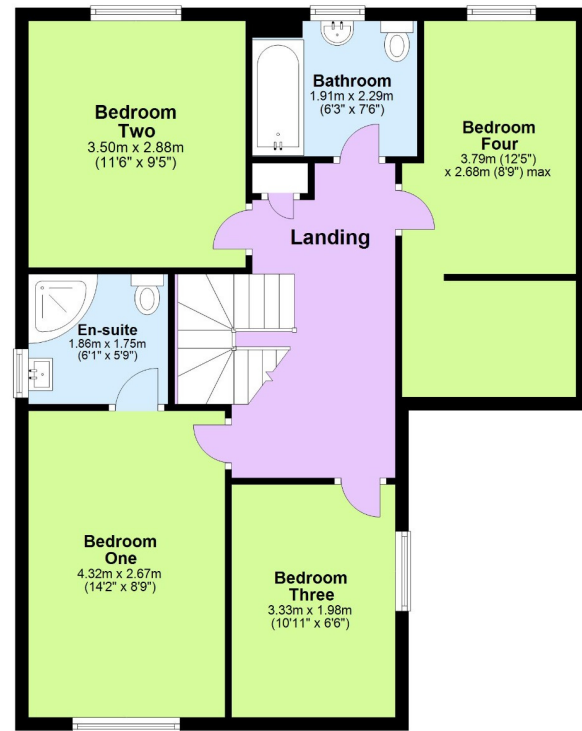


4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage

Ground Floor



First Floor



## LOCAL PROPERTY EXPERT STAN FRENCH

📞 01327 878 926

📱 07980 668 096

✉️ jane@campbell-online.co.uk

From start to finish, the Campbells team were fantastic. The content produced for the listing was of a high quality, attracting a lot of interest, which allowed us to achieve a sale above our expectations. There were a few bumps in the sale process but Stan was always contactable and persistent. When the deal looked like it was going to fall through, Stan stepped in with great solutions and drive to get the sale over the line. We are very grateful for all the hard work the team put into the sale and would definitely recommend them to anyone looking to list a property.

**Name:** Jake, 2023  
**About:** Stan



# 8 EPPING WALK

DAVENTRY, NN11 9RN

- ✔️ Large Lounge and Separate Downstairs Office
- ✔️ Sizeable Kitchen / Diner / Breakfast Room
- ✔️ Sought After Location In Ashby Fields
- ✔️ Parking For Up To Four Vehicles
- ✔️ Large Storage Space In Bedroom Two
- ✔️ Utility Room and Downstairs WC
- ✔️ En-suite to Main Bedroom
- ✔️ Single Detached Garage
- ✔️ Private Rear Garden

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.





## Four Bedroom Detached Property For Sale in Ashby Fields, Daventry.

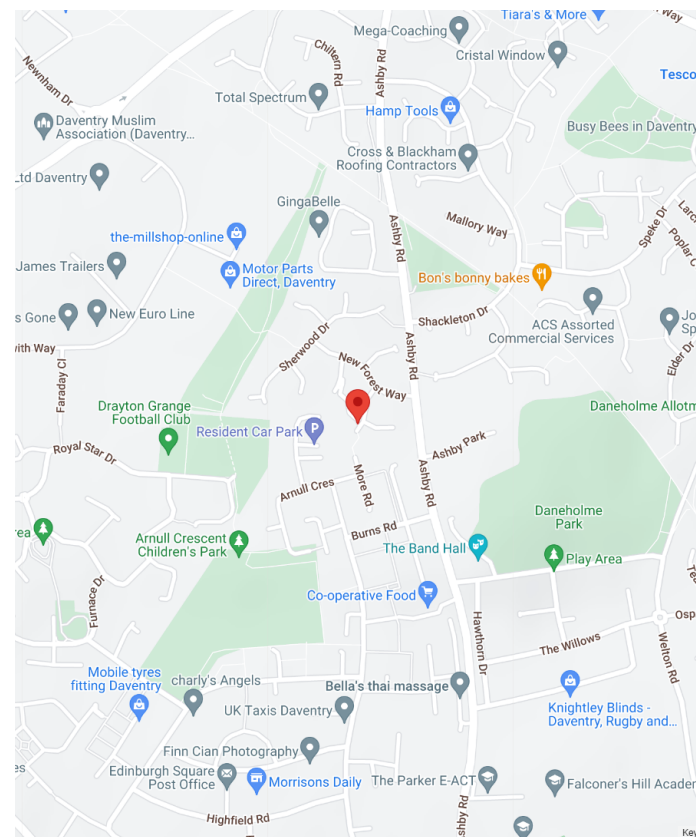
In summary, the property benefits from two driveways with enough space between them for up to four vehicles as well as a detached garage. You have a downstairs WC, utility room, large kitchen/diner/breakfast room, sizeable lounge, and separate downstairs office. There is an en-suite to bedroom one and all bedrooms can house a double bed. The overhead front porch leads through to a spacious hallway that leads to the downstairs WC, lounge, and kitchen. The spacious lounge is an excellent size for a property in this price range, while the sizeable kitchen/diner/breakfast room becomes the heart of the home with patio doors leading to the rear garden. The kitchen has plenty of space for a large dining room table as well as a breakfast bar. The utility room is a very handy addition too.

A separate downstairs office/study is great if you need to work from home. Upstairs, discover four sizeable bedrooms, with the main bedroom featuring a modern, replaced en-suite. Bedroom two surprises with a large storage space, adding lots of practicality to this home. As mentioned, the four bedrooms are a great size and all fit a double bed. There is also a spacious family bathroom. The rear garden features a fantastic entertaining space with patio and decking areas. Towards the rear, a timber-constructed shed/bar creates an additional seating space. There is also side access to the driveway. The rear garden space, enclosed with timber panel fencing, guarantees privacy and security for both children and pets.



## LOCATION

Located in the highly sought-after Ashby Fields, this residence offers not just a lovely home but a fantastic neighbourhood. A cul-de-sac setting and proximity to local amenities, schools, and parks. Daventry Country Park, and the local centre on Ashby Fields are all within reasonable walking distance. The Local Centre within Ashby Fields includes a Tesco Extra, Doctors' Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School, and Family Restaurant / Pub. If you need to commute, Daventry is 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 Long Buckby which is only a few miles away with regular trains to London/Euston and Birmingham, New Street. Daventry Town Centre itself benefits from many facilities and amenities including the Leisure Centre, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly market on the High Street.



Council Tax: Band D EPC: Rating C

“Situated in a fantastic cul-de-sac position, this delightful, family friendly four bedroom detached home showcases several attractive features that sit close to the top of most buyers’ lists.”