



01327878926

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2 James Watt Close, Daventry NN11 8RJ

campbells
of Daventry



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT JEREMY TAYLOR

📞 01327 878926

📱 07768 910160

✉️ jeremy@campbell-online.co.uk

"We would like to offer our gratitude and heartfelt thanks for your persistent help and guidance. It's always a pleasure to deal with a proper professional in any profession which in our experience seems to be a vanishing trait."

Charles, NN11 - 17th May 2023
about Jeremy



1 ABBOTSBURY DRIVE

DAVENTRY, NN11 2LB

- ✔️ Window Shutters Throughout
- ✔️ Two En-Suite Shower Rooms
- ✔️ Spacious Kitchen Diner
- ✔️ Four Double Bedrooms
- ✔️ Stunning Sitting Room
- ✔️ Two Reception Rooms
- ✔️ Downstairs WC
- ✔️ Utility Room
- ✔️ Single Garage

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 stunning, four-double bedroom, detached property for sale on the Meadowside development, offers modern, spacious living On one of Daventry's most sought-after developments.

This stunning, four-double bedroom, detached property for sale on the Meadowside development, offers modern, spacious living in one of Daventry's most sought-after developments. The 'Meadowside' Development is in the style of a 21st century garden village and this new community is designed to be within easy reach of open countryside, the amenities of Daventry town centre and other existing local services such as Ashby Fields Local Centre. This fabulous location provides the perfect opportunity for its residents to enjoy a combination of town and country living with Daventry Country Park and The Grand Union Canal almost on your doorstep. To fully appreciate everything that this gorgeous family home is bright and spacious throughout, with a large family kitchen/diner providing the "hub" of this lovely home. The ample ground floor accommodation also offers a welcoming entrance hallway leading to a cloakroom, a spacious sitting room and a great-sized second reception room. The sitting room has dual aspect windows and double doors that open on to the patio at the rear of the property. Walking back through the hallway will lead you into the fantastic kitchen/diner. The kitchen has a selection of integrated appliances and a very useful breakfast bar. Adjacent to the kitchen area is a very handy utility room which houses the washing machine and tumble dryer and provides some very useful storage space. The second reception room is currently used as a home office and snug but could equally be used as a downstairs

bedroom, depending on your particular needs. Taking the stairs to the first floor you will discover four generous sized double bedrooms and a modern family bathroom, each leading off from the spectacular landing. The main bedroom is light and spacious and enjoys an outlook over the rear garden. This lovely room also benefits from a modern en suite shower room and a superb dressing area with fitted double wardrobes. The second bedroom, at the front of the property, is another gorgeous bedroom that also enjoys the convenience of a contemporary en suite shower room. Concluding the upstairs accommodation are two more good sized double bedrooms and a family bathroom comprising a panel bath with shower over, a hand basin and low-level WC. Whilst the inside of this property is outstanding, the outside has plenty to offer too. The rear garden is mainly laid to lawn and has a large sunny patio area providing the perfect place to sit and relax during the summer months. To the right of the property is the driveway that leads to the single garage. The driveway is large enough to park two good sized vehicles with comfort, but should you need more, then there is plenty of room for on road parking in front of the house. If you happen to own an electric car, you will be delighted to know that a charging point has been installed by the current owners. If you have small children, there is the added benefit of an enclosed play area immediately opposite the property.



Location

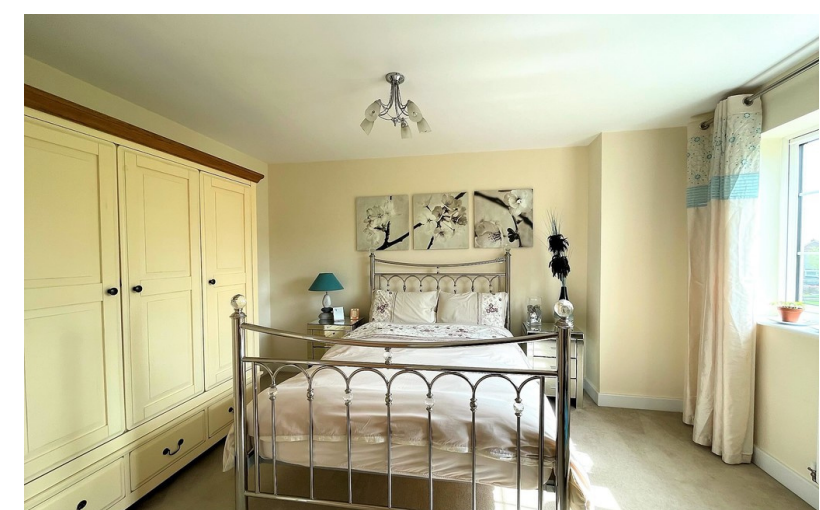
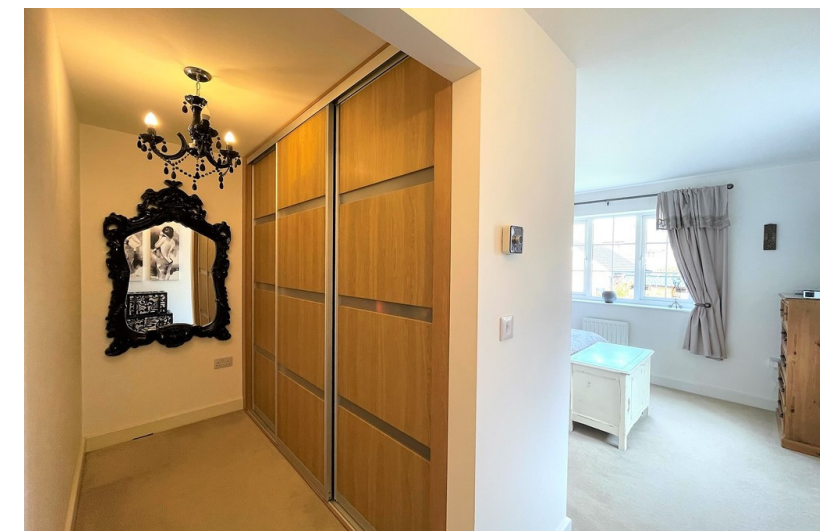
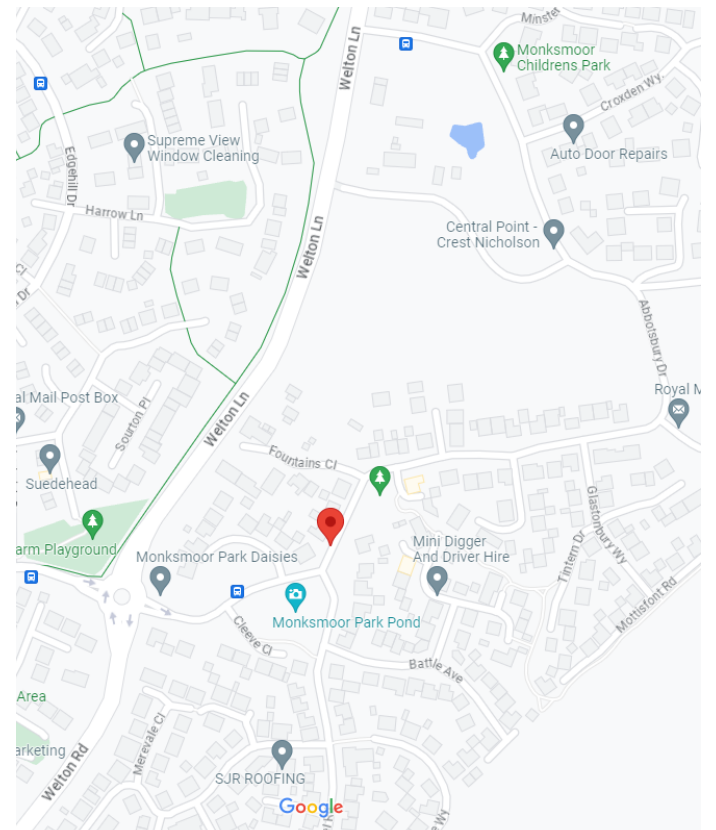
'Meadowside' on the Monksmoor development is situated just a few minutes' drive from Daventry town centre.

Daventry is a thriving market town and brilliantly located in central England, close to major transport links, within close proximity of the M1 motorway and trains into London Euston from nearby Long Buckby or Northampton.

Daventry Market takes place every Tuesday and Friday throughout the year and there is free car parking in the town centre to allow you to explore both the market and the wider town centre at your leisure.

Daventry has recently seen some huge improvements and investment in the town centre, with the recently opened ARC cinema being a fantastic new provision for residents.

Daventry Country Park is just a five minute walk away, providing a lovely quiet and picturesque place for a walk and with a fabulous play area for the kids to expend their energy.



Council Tax: Band F EPC: Rating B

"This immaculately presented property has been very well cared for and maintained by its current owners and is ready to move straight into for the next people lucky enough to live here."