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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Nether Heyford*












4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



## 4 MANOR WALK

NETHER HEYFORD, NN7 3LJ

-  Great Location For Commuters
-  Garage And Off Road Parking
-  No Through Road Location
-  Front And Rear Gardens
-  Detached Bungalow
-  No Upper Chain
-  Village Location
-  Generous Plot
-  Summer Room



**LOCAL PROPERTY EXPERT STAN FRENCH**

"Thank you for your support and guidance with my recent bungalow purchase. I was certainly looked after by Campbells once my offer had been accepted and I started the conveyancing journey. I found their guidance on 'what to do next' very useful as I wasn't actually sure what the next steps were. I was kept in the loop from start to finish, the Campbells team were excellent at communicating with my sellers and relaying details back to me, and answered any questions I put their way. I was always able to contact a member of the team, and I was also able to view the property again after the offer was accepted. I would not hesitate to recommend Campbells. Stan has gone above and beyond, even phoning out of hours to let me know my offer had been accepted, I did appreciate this immensely."  
**Emily, Yelvertoft**  
**About: Stan**

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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.



**Set back in a quiet, no through road, village location, this substantial, four bedroom, Bungalow, with no upper chain, sits on a very large plot and provides stacks of potential for the new owners to put their own stamp on it**

Sitting on approximately a 1/4 acre, this unique, four-bedroom, detached, Bungalow, built in the mid 1960s, has been owned by the current owners from new, and has been a great family home. The current owners have loved the property over the years but, it is time for new owners to make it their own, and, it is fair to say, the property is ready for an update, however, I'm sure there are features you will want to keep. Although it is a substantial property already, it sits on a large plot, and is just asking to be extended (subject to planning.) The Bungalow, has plenty of space for a growing family, with good-sized lounge/dining room and a summer room, a substantial, private, sunny, rear garden, ideal for entertaining or just kicking a ball. This property also has a double garage and gas, radiator, central heating. There is plenty of off road parking to the front, and the drive to the house crosses over a beautiful, picturesque, brook. The accommodation, consists of an inner hall, with doors leading to a large, lounge/diner, kitchen/breakfast room, four bedrooms and a summer room. It sits on Manor Walk, which, has been suggested, was the original walk to the nearby Manor House. It is a very quiet, and sought after location in Nether Heyford, and one you will not want to miss.

The lounge/dining room, has a feature fireplace, French doors leading to the substantial, front garden and has the bonus of wooden, parquet flooring. The bedrooms are all good sizes and there is a bathroom and a separate shower room. There is plenty of storage off the inner hallway and, bedrooms one and three, have built in wardrobes. The summer room is a great space located on the south side of the plot and, is ideal to relax in the sun or cultivate your favourite indoor plants. The kitchen/breakfast room has a door leading to the rear garden and, a large, storage cupboard, which could be used as a larder. This property also benefits from a double garage with electric door and plenty of off road parking to the front. To the front of the property there is a large, front garden, with plenty of off road parking, and a double garage, with electric door. Sitting on a substantial plot of approximately 1/4 acre, access to this property on Manor Walk is via a small bridge, over the picturesque brook, you really feel you are coming home when you drive in. The enclosed and, sunny, rear garden, has mature flower and shrub borders, a variety of trees, accesses to the front and a personal door to the garage. The front garden also has mature, planted borders and a mix of trees.



## LOCATION

The popular and prized village of Nether Heyford, is located approximately 6 miles west of Northampton and, can be easily accessed either by the A5 and A45, and is less than two miles from Junction 16 of the M1. The village has great amenities, which include two public houses, two churches, a village hall, general store and Post Office, traditional shops and, of course, the village green - rumoured to be one of the largest in the country! The Bliss, Charity, Primary School, is within walking distance and, the nearest secondary school is in the neighbouring village of Bugbrooke, less than 2 miles away. The village also has the Grand Union Canal running through, and the mainline Northampton train station, to London, Euston, is only a short drive away. All, in all, this is a great family home, in a lovely village location.



Council Tax: Band F      EPC: Rating E

*"If you are looking for something different in a Northamptonshire village, with potential...we are confident that this lovely property is just what you have been waiting for."*