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2 James Watt Close, Daventry NN11 8RJ

campbells
of Daventry



4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage

Ground Floor



First Floor



LOCAL PROPERTY EXPERT AMANDA LOYDALL

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Do you think all estate agents are the same? NO THEY ARE NOT! If you need an agent to be efficient, professional, engaging and friendly then use Amanda and Sian at Campbells in Daventry. If you aren't fussed about those things, use them anyway - BRILLIANT Simply brilliant and streets above the rest we experienced. From the moment we met Amanda to discuss the sale, we were pleased there was no difficult decision to make. Her passion and dedication were and still are clear to see. Amanda assisted by Sian communicated brilliantly, overcame potential issues and simply went above and beyond during the process. All the time they were a joy to speak with, professional but friendly and engaging.

BY: Luke, Weedon - 21st June, 2024
ABOUT: Amanda and Sian



39 CROXDEN WAY

DAVENTRY, NN11 2PD

- ✔ En-suite to Principal Bedroom
- ✔ Situated on The 'Waterside Development'
- ✔ Open Plan Kitchen/Diner
- ✔ Family Bathroom
- ✔ Four Double Bedrooms
- ✔ Electric Garage Door
- ✔ Garage and Driveway
- ✔ Downstairs WC
- ✔ No Upper Chain

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 Daventry.

This stylish, detached, four-bedroom home on the exclusive Monksmoor 'Waterside' Development in Daventry is available with No Upper Chain.

With a fabulous contemporary design, this property is bright and spacious with high ceilings and full-length windows – the light literally floods in.

There's a good-sized bright lounge and stunning open-plan kitchen/diner on the ground floor. There's plenty of room for a family sized dining table here as well as some additional seating, making this the 'hub' of this lovely family home.

Patio doors give access to the rear garden, great when entertaining in the summer or having a BBQ.

Downstairs also has a cloakroom and large storage area for coats, shoes, vacuum cleaner, ironing board and all the items you never want on show.

There is a water softener protecting your appliances and smart thermostats enabling you to control the temperature in each room individually.

On the first floor are four bedrooms and a family bathroom. The principal bedroom has an en-suite bathroom and is quite stunning, with very high ceilings and views from the full-length window. The other three bedrooms are all generous doubles, and the family bathroom has a shower over the bath.

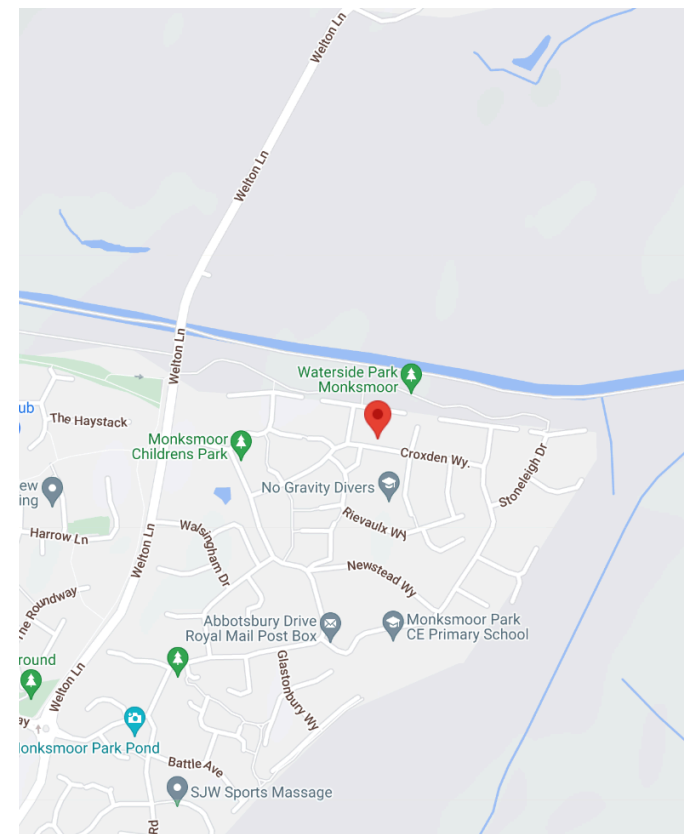
There's a single garage with an electric door and gardens to both the front and rear of the property.



LOCATION

'Waterside' sits on the edge of Daventry and is surrounded by beautiful country walks and if you're a regular commuter, Daventry has major road and rail links close by – London Euston is just an hour away by train.

If you like to walk, Daventry Country Park is right on your doorstep and the canal isn't too far away either. Ashby Fields shopping park is close by too. There's a convenience store, fish and chip shop, pub, chemist, doctors' surgery and a dentist so there's no need for you to go into town if you don't want to.



Council Tax: E

EPC: B

"This property has all the mod cons..."