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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Weedon












4 Bedrooms | 3 Bathrooms | 3 Reception Rooms | Double Garage



3 BUSWELL CLOSE

WEEDON, NN7 4QE

-  Separate Dining Room
-  Well Serviced Village
-  Beautiful Sunny Garden
-  Secluded Location
-  Two En-suites
-  Detached
-  Four Bedrooms
-  Double Garage
-  Study

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 & Sian

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.



Executive Four Bedroom Detached Property For Sale in Weedon.

This attractive stone frontage home situated in a private cul de sac location of only three other homes is in immaculate condition.

The current custodians have carried out many upgrades, replaced windows, new kitchen, replaced en-suite and family bathroom as well as new carpets throughout the upstairs, new flooring in the study and new radiators.

The rear garden has also been completely landscaped.

It is now ready for its next family to move into and start enjoying.

The home offers ample living space.

The entrance hall is spacious and welcoming, and all rooms lead off from here.

A dual aspect lounge with feature fireplace is bright and airy with patio doors leading out to the patio.

You'll find a separate dining room for formal entertaining as well as a large study. Of course, these rooms could also be used differently; a playroom or teenager den perhaps. Or just a second lounge.

The replaced kitchen breakfast room is a lovely space with ample storage, built in appliances and a breakfast bar. Doors lead out to a conservatory which overlooks the wonderful garden. There's a separate utility area, as well as a downstairs cloakroom.

The wonderful galleried landing gives grandeur to this home.

The principal bedroom is like a hotel suite with fitted wardrobes and a bespoke replaced en-suite. It really says luxury.

The guest bedroom also has an en-suite and bedrooms three and four share the replaced family bathroom.

The rear garden is fabulous - it is a tranquil oasis with an abundance of colour.

There are seating and al-fresco dining areas as well as areas for sun loungers.

Personal access to the double garage from the garden is great for storage.

To the front there is off road parking, and the property already has an electric car charging point.



LOCATION

Weedon Bec, if you have never been, is a sought-after Northamptonshire Village - some would say it's the centre of England.

A village known for its community spirit and lots of local amenities - convenience store, doctors' surgery, dentist, and a pharmacy to name but a few.

There are several Public Houses to choose from and restaurants too.

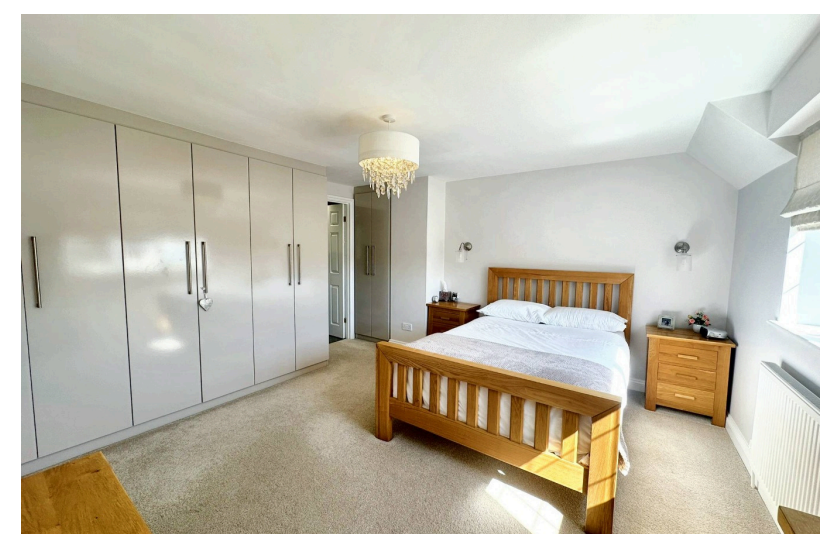
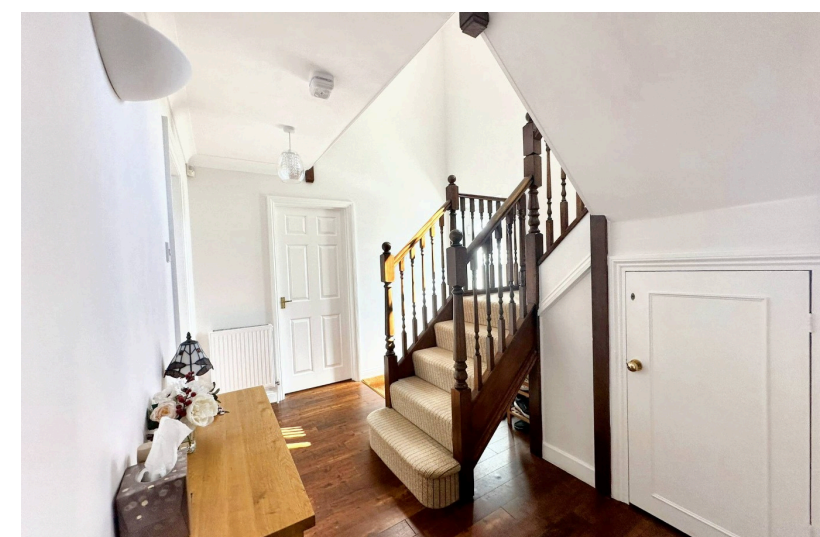
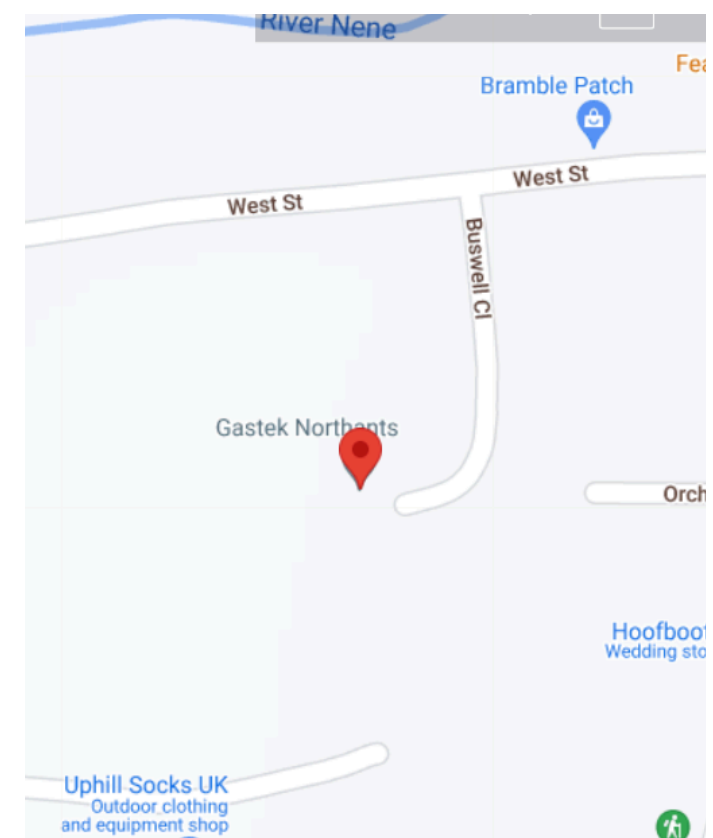
The Depot is well worth a visit and can be seen from Buswell Close.

There is a local school for both infants and juniors.

The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk in our beautiful Northamptonshire countryside.

The main road networks are close at hand which makes commuting to anywhere very easy.

Long Buckby railway station is only a short car journey away too.



Council Tax: F

EPC: C

“Much care has been taken into creating something very special. This home offers over 1800 square feet of accommodation. It is an absolute pleasure to show, and I am delighted to be offering the property For Sale.”