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 2 James Watt Close, Daventry NN11 8RJ

campbells

of West Haddon









4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | No Upper Chain



5 THE PADDOCKS

WEST HADDON, NN6 7BU

-  Open Plan Kitchen / Lounge / Diner and Conservatory
-  Highly Sought After Cul-De-Sac Location in West Haddon
-  Downstairs WC, Utility Room and Half a Garage
-  Access To Rear Garden From Bedroom One
-  Four Bedroom Detached Property
-  Sizeable Driveway For Three Vehicle
-  Approx. Size: 1200 sq.ft / 112 sqm
-  En-suite To Bedroom One
-  Fantastic Condition Throughout

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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We are so pleased the sellers of our new home chose Campbells to sell their home. From day one they have been fantastic. Jamie was very personable and easy going while giving us the tour of the house and gave us plenty of time to take in the features of the house. He was also informative about the process once we put in our offer as to the next steps. From here Sian was our main contact for the buying process. We ended up having a difficult sale of our own and I genuinely believe the whole chain didn't crumble due to the tenacity, eye for detail and management of the process displayed by Sian. We are so grateful to her, for all she has done. If we were ever in the situation where we were to sell again, Campbells would absolutely be our first choice agents, and we will be recommending them to everyone. Thank you for making our new home possible.

NAME: Cassy and Martyn, Crick - 16th April, 2024
ABOUT: Jamie and 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.



Four Bedroom Detached Property For Sale in West Haddon, Northamptonshire.

Situated in a much sought after part of West Haddon village, this charming family home ticks plenty of boxes for anyone looking for a spacious home in an enviable location. It is also available with no upper chain, allowing for a speedy transaction.

The house spans approximately 1200 sq.ft / 112 sqm, offering ample space for a growing family. The property is in fantastic condition throughout, ensuring that you can move in straight away without the need for any extensive work. The contemporary design, combined with tasteful finishes and attention to detail makes this an attractive home.

The property boasts a sizeable driveway with parking space for up to three vehicles. This is a fantastic advantage, especially for families with multiple cars or frequent guests. The low-maintenance front garden adds to the overall curb appeal of the house.

Now, it is fair to say the garden is very different and it's not going to be for everyone...but it is wonderful. The garden is tiered at various levels, offering various entertaining and seating areas, to the point where you can actually access the garden from the main bedroom upstairs! With the top of the garden being so high, it does get a lot of sunshine. It is certainly different and not to be ruled out.

Upon entering the house, you will be greeted by a bright and inviting hallway, leading to an open plan kitchen/lounge/diner.

The lounge area provides a cosy atmosphere with the stylish log burner, large window to the front and rear sliding doors out to the conservatory. The open plan design makes it perfect for both relaxing on your own or entertaining guests. Dining area seamlessly connects the kitchen and lounge, creating a versatile and sociable space for family meals or dinner parties. The whole area feels bright and airy thanks to the large windows allowing natural light to flood in.

The kitchen is a lovely modern and contemporary design with plenty of storage. A handy utility room accompanies the kitchen allowing you to separate the washing from the cooking.

Adjacent to the main living area is a conservatory, offering an additional space that can be used as a playroom, office, or relaxation area.

The ground floor also houses a convenient downstairs WC and half a garage providing further ample storage.

Moving upstairs, you will discover four well-proportioned bedrooms. Bedroom one features an en-suite shower room, which is always a nice addition. Bedroom one also has direct access to the rear garden through its own door, providing an outdoor escape!

The skylight above the stairs on the landing is a really nice touch, flooding the space with natural light.

The property has mains gas central heating and UPVC double glazed windows.



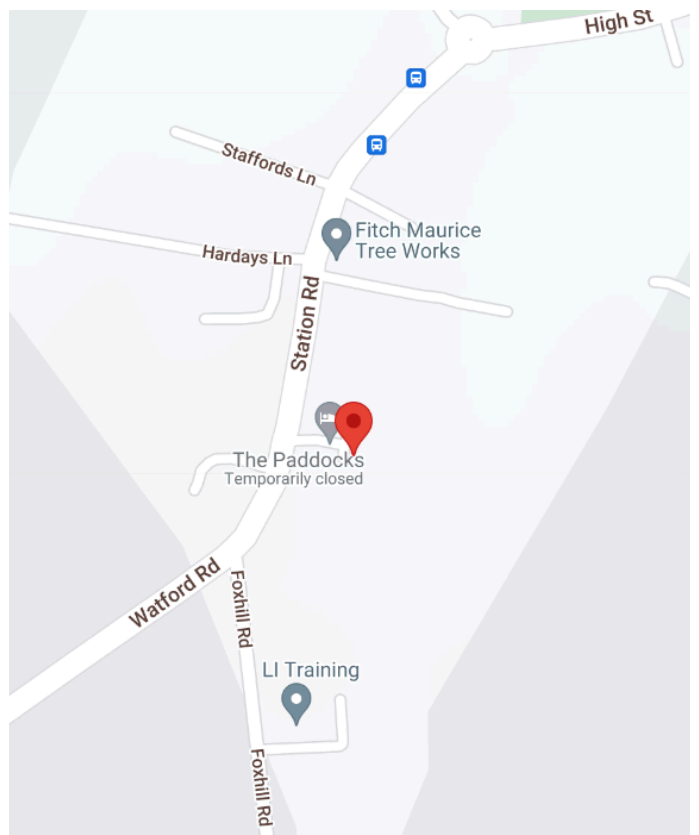
LOCATION

West Haddon is a gorgeous village with plenty of local amenities including a convenience store (Londis) and local pubs including 'The Pytchley' which has some of the best food you will ever taste. There is also 'The Sheaf Inn,' also offering amazing food.

The Village has a local Primary School and West Haddon is in the catchment area for Guilsborough Secondary School. There is also a village park.

For commuters, the village is close to the M1 and the A5 as well as the village of Long Buckby that has a train station – you can be in London Euston in just over an hour.

For the ramblers amongst you, the property also sits close to the famous 'Jurassic Way' – an amazing walk if you haven't done it, as well as many other fantastic walks that you can find on northamptonshirewalks.co.uk.



Council Tax: Band D EPC: Rating D

“This stunning four-bedroom detached property, with its unbeatable location and outstanding features, is a rare find. It presents a wonderful opportunity for families looking for their forever home or individuals seeking a comfortable and stylish living space. Don't miss out on the chance to make this house your dream home.”

