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 2 James Watt Close, Daventry NN11 8RJ

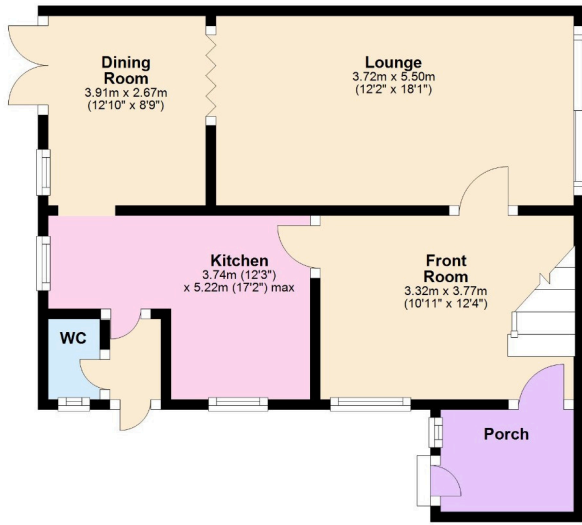
# campbells

*of Weedon*

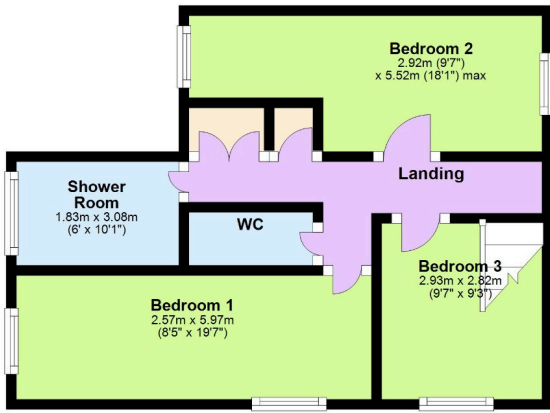


3 Bedrooms | 1 Bathroom | 3 Reception Rooms | Garage

**Ground Floor**












**First Floor**



## 23 YORK RIDE

WEEDON, NN7 4PF

-  Three Reception Rooms
-  Wrap Round Private Garden
-  Replaced Shower Room
-  Popular Village
-  Close to Major Road and Rail Links
-  Quiet Location
-  Three Bedrooms
-  Downstairs WC
-  Extended



**LOCAL PROPERTY EXPERT AMANDA LOYDALL**

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Very good service, and communication - kept me in the loop. Sian and Amanda did a great job. Nothing was too much trouble through the delayed probate process. Thank you.

**BY: Patricia, Weedon - 4th July, 2024**  
**ABOUT: Amanda 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.





## Three Bedroom Property For Sale in Weedon.

Available for sale with No Upper Chain this extended three-bedroom village home sits in a quiet position with beautiful private gardens.

There's a handy porch to the front with plenty of space for coats and shoes.

Having been extended this home now offers three reception rooms as well as an extended kitchen and a downstairs WC.

The spacious lounge is bright with patio doors leading out to the fruit garden. Folding doors give access to the dining room allowing the space to be opened up if you're entertaining or separate if you prefer a bit more privacy.

The dining room has Kardeen flooring, built in storage units and French doors leading out to the walled garden.

Kardeen flooring can also be found in the extended kitchen. There's ample storage and a rear porch gives access to the side door and downstairs WC.

Also, downstairs you'll find another reception room referred to as the front room by the current owners. This would make a great playroom, or den for older children maybe.

Upstairs there are three bedrooms, a shower room and separate WC.



There's ample storage too.

The main bedroom is spacious and has wash facilities so it would be quite simple to incorporate an en-suite to this room - there's certainly enough space.

The second bedroom has a dressing area, and the third bedroom currently used as the office is a good size with great views from the full-length window.

The bathroom has been replaced into a modern shower room and there's a separate WC, so no queuing!

The property has gardens to the front, rear and side. The garden to the front is endearingly called the fruit garden as it's stocked full of mature fruit trees and bushes. The walled flower garden to the rear is very pretty and also private.

There's a large shed with power and light to it as well as a greenhouse.

The property has a separate garage.

The loft is part boarded with a pull-down ladder.

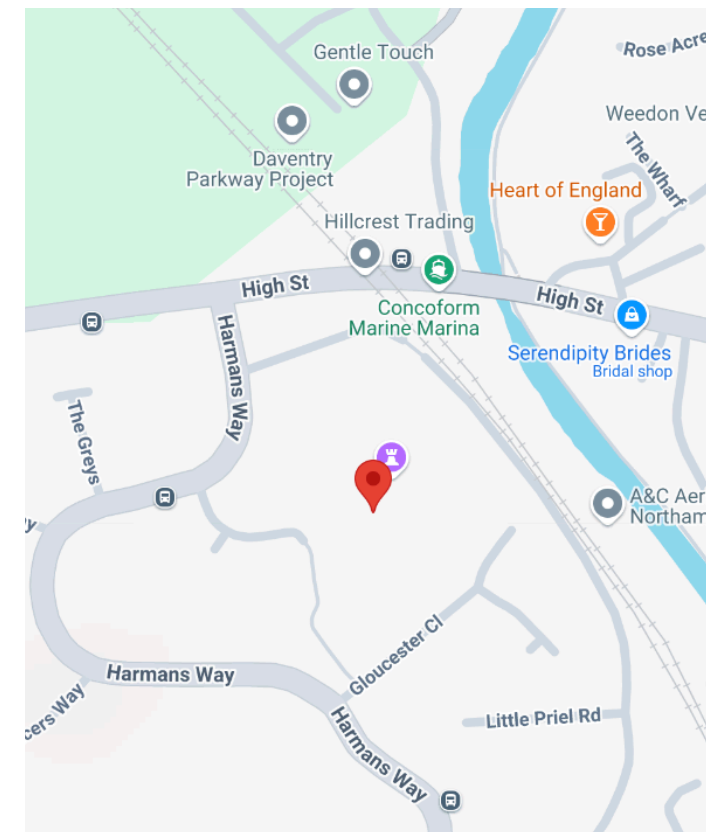


## LOCATION

Weedon, if you have never been, is situated between Northampton and Daventry - some would say it's the centre of England!

A village full of community spirit and lots of local amenities - convenience stores, doctors surgery, dentist, pharmacy and pet shop to name but a few. There are several public houses to choose from and restaurants too - take your pick.

Need to commute for work? Weedon village is superbly located for network connections, being minutes from the A45, A5 and M1. The Grand Union Canal is just a short walk away too.



Council Tax: C

EPC: D

*“All in all, this lovely village home is now ready for its next chapter and is waiting for a family to come along and enjoy it just as the existing owners have.”*

