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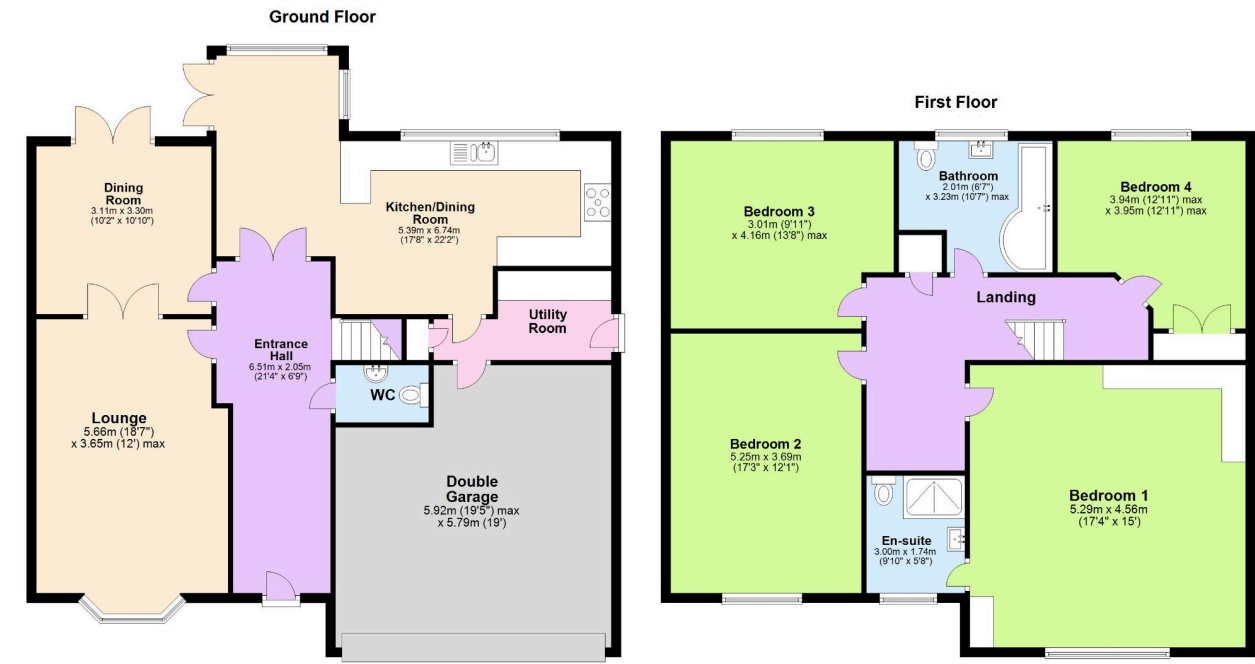
2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry





4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Double Garage





# 12 BALER CLOSE


DAVENTRY, NN11 0WP


- 


Well Maintained Landscaped Westerly Facing Rear Garden With Two Paved Patio Areas
- 


Executive Style Four Bedroom Detached Family Home
- 


Spacious Entrance Hallway And A Ground Floor Cloakroom
- 

Popular Cul-de-sac Location On The Sought After Lang Farm Development
- 

Contemporary Replaced Kitchen With Granite Work Surfaces
- 

Double Integral Garage And Ample Off Road Parking
- 

Bright And Spacious Lounge With Double Doors Into A Separate Dining Area
- 

Modern Open Plan Family Kitchen/Dining Area
- 

Beautifully Presented Throughout



LOCAL PROPERTY EXPERT MARK HEYCOCK



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mark@campbell-online.co.uk

We have had excellent service from Mark at Campbells.

There were plenty of leads and he then gave detailed advice around accepting offers.

Conveyancing took an age as we have come to expect, but Mark has good local contacts and he was the person to go to in order to check on progres. I recommend the company and particularly Mark.

**NAME:** Roger, Daventry - 27th July 2024

**ABOUT:** Mark

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.





## Stunning Four Bedroom Detached Family Home For Sale In Daventry

This immaculate four bedroom detached family home offers contemporary living spaces, ample parking, and a double integral garage.

As you step into the spacious entrance hallway, you'll immediately notice the high-quality finish and attention to detail that runs throughout this property. The ground floor boasts a bright and inviting lounge, complete with double doors leading into a separate dining area, this multi-use room is currently used as a playroom.

This layout is perfect for both entertaining guests and enjoying quality family time.

The heart of the home is the modern open plan kitchen and dining area. The beautifully replaced kitchen features sleek granite work surfaces, providing a stylish and functional space for cooking and dining. The kitchen also benefits from an abundance of storage units, ensuring that everything can be neatly organized and easily accessed.

The dining area offers a welcoming space for family meals and opens up to a well-maintained landscaped garden.

Upstairs, you will find four generously sized bedrooms, each thoughtfully designed to offer comfort and relaxation. The impressive master bedroom boasts a modern replaced en-suite bathroom, complete with contemporary fixtures and fittings, there is also built in modern double wardrobes and matching units. The remaining bedrooms are served by a stunning family bathroom, also recently replaced to a high standard.

Outside, the property continues to impress. The west-facing rear garden has been carefully landscaped, providing a tranquil outdoor space to enjoy the sunshine. Two paved patio areas offer the perfect spot for alfresco dining or simply unwinding after a long day. A large fenced-off patio area is perfect to keep dogs off the well maintained rear garden on those wet winter evenings.

The property also benefits from ample off-road parking in addition to the double integral garage with power, lighting and an external electric charging point.

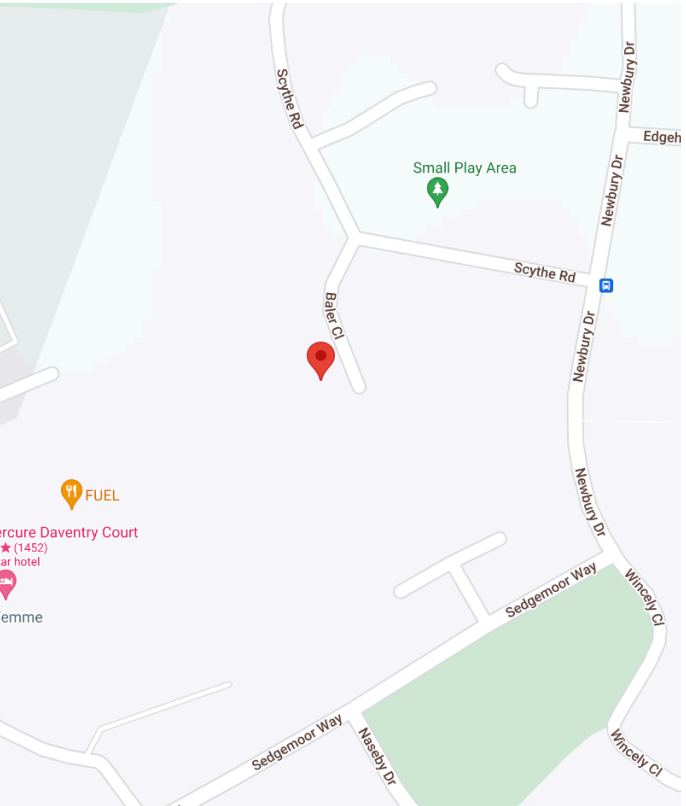


## LOCATION

Located in a popular area of Daventry, Lang Farm offers convenient access to a range of local amenities, including schools, shops on Ashby Fields, and for members, hotel leisure facilities. Daventry town centre is also within easy reach, providing a choice of entertainment options.

If you have never been to Daventry it is a a small quiet market town in western Northamptonshire, close to the border with Warwickshire. There is a bi-weekly market along the High Street on a Tuesday and Friday, several independent shops, cafes, and coffee shops along with major retailers, leisure facilities include the Leisure Centre, Daventry Country Park, and a recently built multi-screen ARC cinema.

This lovely area is also a convenient location for commuting, being close to all major road networks including the A45, A361 and the A5, motorway connections include the M1 and M40 both of which are approximately 20 minutes away. The nearest railway station is a Long Buckby which is about 15 minutes away and offers direct routes to Birmingham, Northampton, and London Euston, in less than one hour!



Council Tax: Band F      EPC: Rating C

*“This executive style four bedroom detached family home for sale in Daventry is well worth taking a look around, located in a quiet, highly desirable cul-de-sac on the sought-after Lang Farm Development.”*