



 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry












4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



9 DUSTON CLOSE


DAVENTRY, NN11 9YX

-  Four Bedrooms with Three Doubles
-  Driveway and Garage Parking
-  Separate Dining Room
-  Solar Panels that Feed Directly Into The Property
-  Link Detached
-  South Facing Private Back Garden
-  En-Suite to Main Bedroom
-  Cul De Sac Location
-  Gas Central Heating with Combi Boiler

LOCAL PROPERTY EXPERT RHIAN HANDLEY



 01327 878926

 07842 743 406

 rhian@campbell-online.co.uk

We had the absolute pleasure of working with Rhian as our estate agent, and we cannot recommend her highly enough! From the very start, she was approachable, warm, and incredibly kind, instantly making us feel comfortable during what can often be a stressful process. Rhian's openness and transparency set her apart—she was always available to answer any questions we had and was completely honest and clear about every detail. What truly impressed us was her willingness to go above and beyond. Whether it was arranging last-minute viewings, providing thoughtful advice, or simply being there to support us every step of the way, Rhian consistently exceeded our expectations. Her dedication to making sure everything went smoothly made a world of difference, and it was clear that she genuinely cared about helping us find the perfect home. We would wholeheartedly recommend Rhian to all our friends and family. She's not just an exceptional estate agent but also a wonderful person to work with. Thank you, Rhian, for all your support in helping us purchase our first home.

NAME: John & Sarah, Daventry
ABOUT: Rhian

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.



Welcome to this great home,
located in the charming town of Daventry!

With its convenient cul-de-sac location, close proximity to the town centre and energy efficient solar panels, this spacious four bedroom house is ideal for families or first-time buyers looking for their perfect next chapter. As you step into the property, you'll immediately notice the warm and inviting atmosphere. With ample space throughout, this house provides room for everyone to flourish. The main bedroom offers an en-suite, ensuring privacy and convenience for the homeowners.

With three additional bedrooms, including two doubles, the upstairs accommodation is both spacious and bright, providing comfort for family members or guests. The ground floor boasts a separate dining room, perfect for hosting memorable dinner parties and gatherings with friends. Whether you're enjoying a chat around the table for dinner or engaging in family meals, this room sets the stage for your everyday needs.

The kitchen is set at the back of the house overlooking the garden, and has storage space for any householder's needs, and potential to make it your own. Stepping through the patio doors, the south-facing garden provides the perfect space to unwind and enjoy sunny days. The garden is an ideal spot for children to play, and our four legged friends to run about, while adults can relish in the privacy that surrounds them. Parking will never be an issue with the driveway and garage, ensuring the safety and convenience of your vehicles. The garage also offers additional storage space, perfect for storing bikes, tools, or any other belongings.

Furthermore, this property benefits from gas central heating, and solar panels- providing cost effective and efficient warmth throughout the year. Nonetheless saving you money on monthly bills! Say goodbye to chilly winters and hello to cosy nights spent indoors with loved ones.



LOCATION

Daventry is a thriving market town and brilliantly located in central England, close to major transport links, within very close proximity of the M1 motorway and trains into London Euston from nearby Long Buckby or Northampton.

Daventry Market takes place every Tuesday and Friday throughout the year and there is free car parking in the town centre to allow you to explore both the market and the wider town centre at your leisure.

Daventry has recently seen some huge improvements and investment in the town centre, with the recently opened new cinema being a fantastic new provision for local residents.

Daventry Country Park is just a few minutes' drive away, providing a lovely quiet and picturesque place for a walk and with a fabulous play area for the kids to enjoy.



Council Tax: Band D EPC: Rating B

“Located just a 5-minute drive from Daventry's bustling town centre, you have easy access to an array of shops, restaurants, and amenities. Enjoy the convenience of having everything you need within reach, making your daily life effortless and enjoyable.”