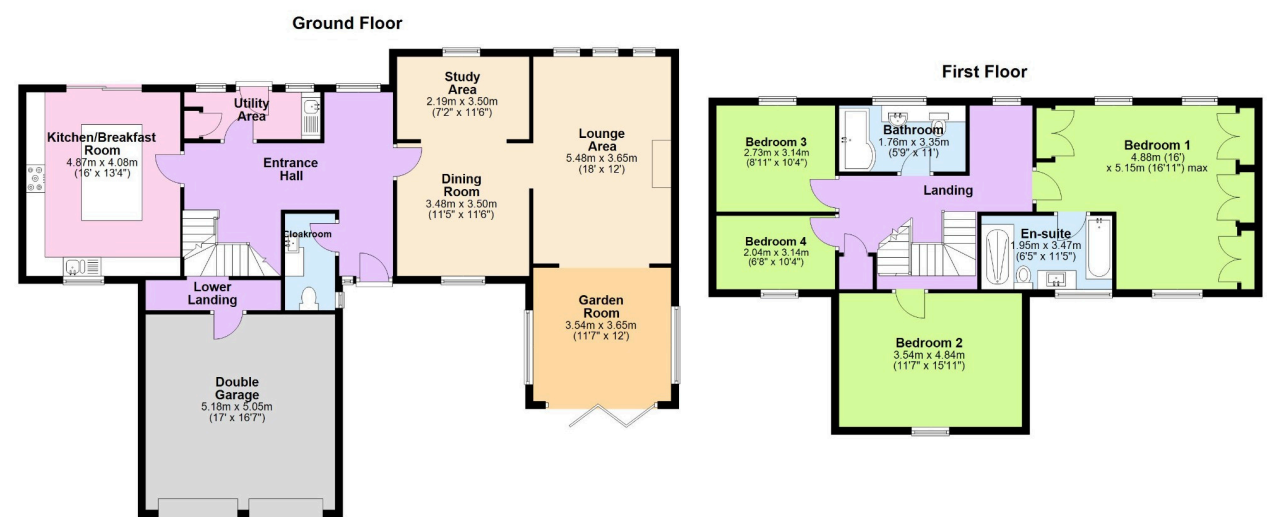




 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Welton



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT MARK HEYCOCK



 01327 878926

 07843 561288

 mark@campbell-online.co.uk










My experience with Campbells in selling my home was exceptional! From beginning to end, their team showed true professionalism, clear communication, and a sincere commitment to achieving the best outcome. They walked me through each step, making the entire process feel easy and stress-free. Their extensive local knowledge was invaluable—not only did they handle the sale with expertise, but they also helped me find temporary accommodation that perfectly suited my needs. This extra support was a huge relief during a busy time. Thanks to their dedication and market insight, my home sold quickly and at a fantastic price. I would highly recommend Campbells to anyone considering selling their property.

NAME: Joe, Daventry - 14th November, 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.

16 CLARKES WAY

WELTON, NN11 2JJ

-  Executives Four Bedroom Detached Family Home
-  Modern Replaced Kitchen With Appliances & Granite Work Surfaces
-  Replaced Garden Room Overlooking The Front Garden
-  Quiet Cul-de-sac Location In The Village Of Welton
-  Replaced Contemporary Family Bathroom
-  Separate, Ground Floor Cloakroom, Utility Room & A Study Area
-  Replaced En-suite and Ample fitted Wardrobes In The Spacious Main Bedroom
-  Open Plan Lounge Area with A Wood Burner & A Separate Dining Room
-  Double Garage With Electrics, Lighting & Access Rear Access From The House



Four Bedroom Detached Property For Sale in Welton Village

This stunning, executive style, four bedroom detached family home, situated in a quiet cul-de-sac location in the village of Welton, benefits from a harmonious blend of modern upgrades and classic charm, making it an ideal sanctuary for anyone looking for a quality family home in a quiet village on a great sized plot, with a recently landscaped rear garden, ample off road parking, a double garage and good commuter links. The heart of this home lies in its modern and stylish replaced kitchen, equipped with high-quality Neff appliances and elegant granite worktops and a large central island. With its well-designed layout and ample counter space, cooking and entertaining will be a breeze. Adjacent to the kitchen is the open-plan lounge area, complete with a wood burner, creating a cosy atmosphere during the colder months. For formal gatherings or intimate family meals, there is a separate dining room that adds a touch of sophistication to every occasion. If convenience is the key, a separate ground floor cloakroom, good-sized utility room, and a study area offer functional spaces for everyday tasks and remote working. The double garage, with electrics, lighting, and rear access from the house, provides ample storage room for vehicles and additional belongings. The first floor will not disappoint either, off the landing, you will find the spacious master bedroom, which has been thoughtfully enhanced with a replaced en-suite and ample fitted double wardrobes, providing plenty of storage space.

The remaining three bedrooms also offer generous proportions, ensuring comfort and privacy for every member of the family. There is also a modern contemporary family bathroom which has also been replaced over recent years for the remainder of the family to enjoy. Once outside you can discover the recently landscaped private rear garden; a true oasis of tranquillity. A well designed lower paved patio area sets the scene for what this tiered but functional, totally private, rear garden has to offer. The lawn area is perfect for children and there is ample space for a climbing frame and a gravelled area is the ideal spot for the potting shed. Steps lead you to the fantastic entertainment patio area, part of which is covered, offering an ideal sheltered spot for al fresco dining in any weather or just relaxing in the sun, while the rest of the garden allows for outdoor activities and gardening. It is a perfect haven for both children and adults alike. What sets this property apart is its eco-conscious features, including solar panels that power the electricity and a contemporary air source heat pump for efficient underfloor central heating. Not only does this make the home environmentally friendly, but it also ensures cost-effective living. Furthermore, the solar panels provide the new owner with a Feed-in-tariff which directly reduces the running costs of the property. This is linked to the amount of electricity the solar panels generates and unused power that is sold back to "the grid," offering an additional benefit to the eco-friendly lifestyle of this exceptional property.

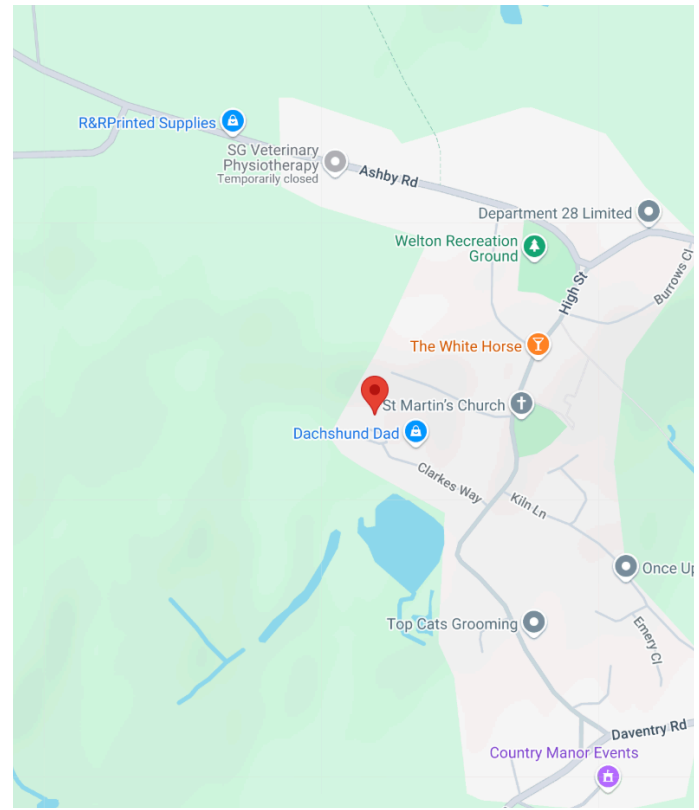


LOCATION

Situated in Welton Village, you will enjoy the peaceful countryside surroundings while still being within reach of essential amenities, including shops, schools, and leisure facilities. The area offers excellent transport links, making it convenient for commuting to nearby towns and cities.

The village has a strong local community spirit. For those whose work involves travel, the proximity of the M1, A5, A45 make Welton a popular village for commuters. Should you need the train for a commute, Long Buckby Railway Station is only approximately ten minutes away by car.

If you are in search of a spacious, modern, and well-maintained family home in a desirable location, then this four bedroom, detached house in Welton Village is the perfect choice.



Council Tax: Band G EPC: Rating B

“One of the highlights of this property is the replaced garden room, which overlooks the front garden and fills the interior with natural light. This versatile space can be utilized as a peaceful reading retreat, a home gym, or a delightful space for hobbies and crafts.”