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 2 James Watt Close, Daventry NN11 8RJ

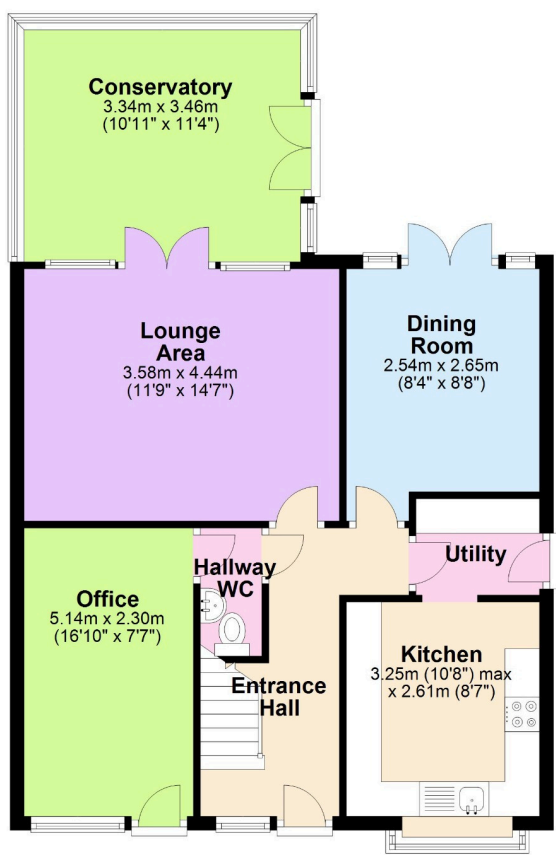
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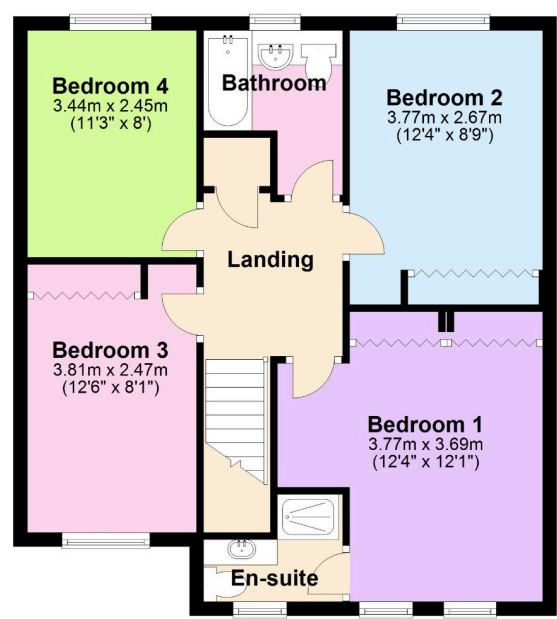


4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Off-Road Parking

Ground Floor




First Floor



15 ROMAN WAY

DAVENTRY, NN11 ORW

-  Four Bedroom Detached On Ashby Fields
-  Four Bedroom Detached On Ashby Fields
-  Refurbished Kitchen
-  Large Lounge, Conservatory & A Separate Dining Room
-  Utility Room & A Ground Floor Cloakroom
-  Converted Garage With A Multitude Of Uses
-  Private Easy To Maintain Rear Garden
-  Well Maintained Family Home
-  Close To The Local Amenities & Schools In Ashby Fields

LOCAL PROPERTY EXPERT MARK HEYCOCK



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"I recently purchased a property through Campbells Estate Agents, and I cannot recommend them highly enough, especially Mark, who went above and beyond to make the entire process smooth and stress-free. From the very start, Mark was excellent at liaising between myself (the buyer) and the sellers to agree on a fair price. He even arranged a follow-up viewing so I could take measurements for items I needed to purchase before moving in. Mark kept me updated at every stage of the process and ensured I understood everything. He was incredibly responsive—even giving me his mobile number to contact him while he was away on holiday! It's rare to find that level of dedication. He regularly checked in, even if it was just to provide a quick update or reassurance. Mark also recommended a fantastic solicitor he had worked with before, which made the whole experience even smoother. Thanks to Mark and the team at Campbells Estate Agents, the experience of buying my home was as positive as it could have been. When the time comes to sell or buy again, I'll have no hesitation in choosing them. Highly recommend!"

NAME: Robert, Daventry - 24th January 2025
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.



Four Bedroom Detached Property For Sale in Daventry.

This well-maintained family home offers four bedrooms, refurbished kitchen, large lounge with conservatory, converted garage, and private rear garden. Situated in a convenient location for the local amenities and schools in Ashby Fields this property is perfect for families looking for their dream home.

The location of this property is fantastic if you like to walk, as Daventry Country Park is almost on your doorstep and it is also only a 20 minute walk from the Town Centre of Daventry.

Ashby Fields also benefits from having a very good local centre which is only a short walk away for the property, which includes a doctor's surgery, dentist, chemist, primary school, nursery, Tesco Express, chip shop, family pub and cash point machine. It goes without saying that this bright and spacious property is in the perfect location for a growing family.

The accommodation consists of a welcoming entrance hall offering access into a large lounge area perfect for relaxing and entertaining guests.

The refurbished kitchen is a delight, featuring ample storage space, space for appliances, and a charming breakfast area. Adjacent to the kitchen, you'll find a separate dining room, providing a perfect setting for family meals or dinner parties.

This family home also has a conservatory which overlooks the private rear garden. Convenience is key in this property, as it also offers a utility room and a ground floor cloakroom, ensuring that your everyday tasks are effortless. The converted garage provides a multitude of uses, whether you envision it as a home office, playroom for the kids, or even a gym.

To the first floor there are four great-sized bedrooms. The main bedroom has a replaced modern en-suite bathroom and fitted wardrobes. Bedrooms two and three also benefit from fitted wardrobes. You will also find a replaced family bathroom, very contemporary - consisting of a bath with shower over, sink and low level WC.

Additional features of this property include gas central heating to radiators and UPVC double glazing throughout, ensuring energy efficiency and providing a cosy living environment year-round.

Outside, to the rear, is a good-sized private and sunny garden which is mainly laid to lawn with a large patio area. This is a great space for the kids to play or for the adults to relax with a glass of wine during those summer months. More appropriately for this time of year to gather round a cosy firepit as those colder nights draw in.

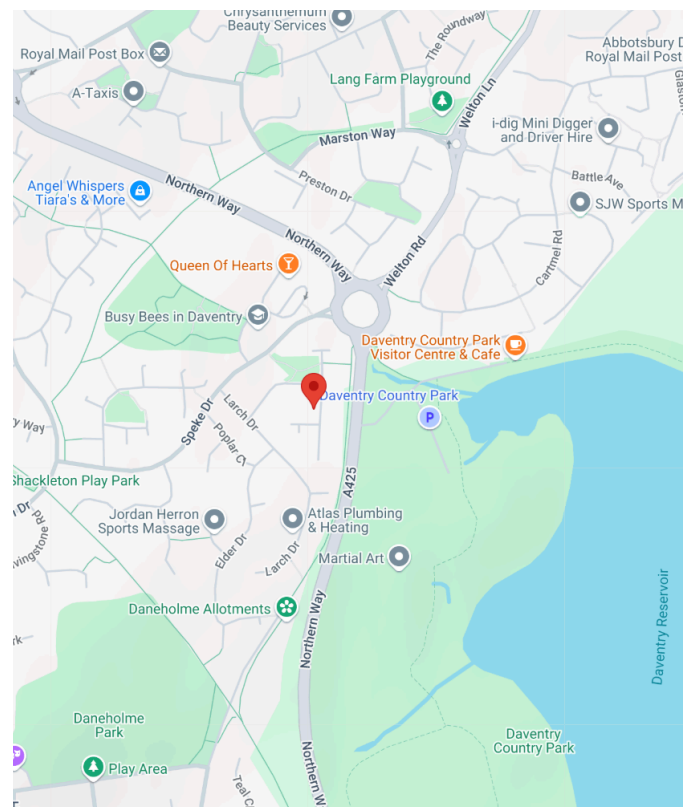
To the front, you have pedestrian access to the converted garage and off-road parking for at least three vehicles.



LOCATION

If your work involves travelling, Daventry is a great location for commuting, being close to all major road networks and only 10 minutes away from Long Buckby Railway Station which services Birmingham, Northampton, and London Euston - all within 1 hour!

Daventry also has a regular bus service to all surrounding towns / cities and this property is well within walking distance of the bus stop and the local facilities in Ashby Fields.



Council Tax: Band D EPC: Rating D

"This well-maintained family home is ideally located in Roman Way, with easy access to the local amenities and outstanding schools in Ashby Fields. Families will appreciate the convenience of nearby shops, restaurants, and recreational facilities, making it an excellent choice for a comfortable and enjoyable lifestyle."