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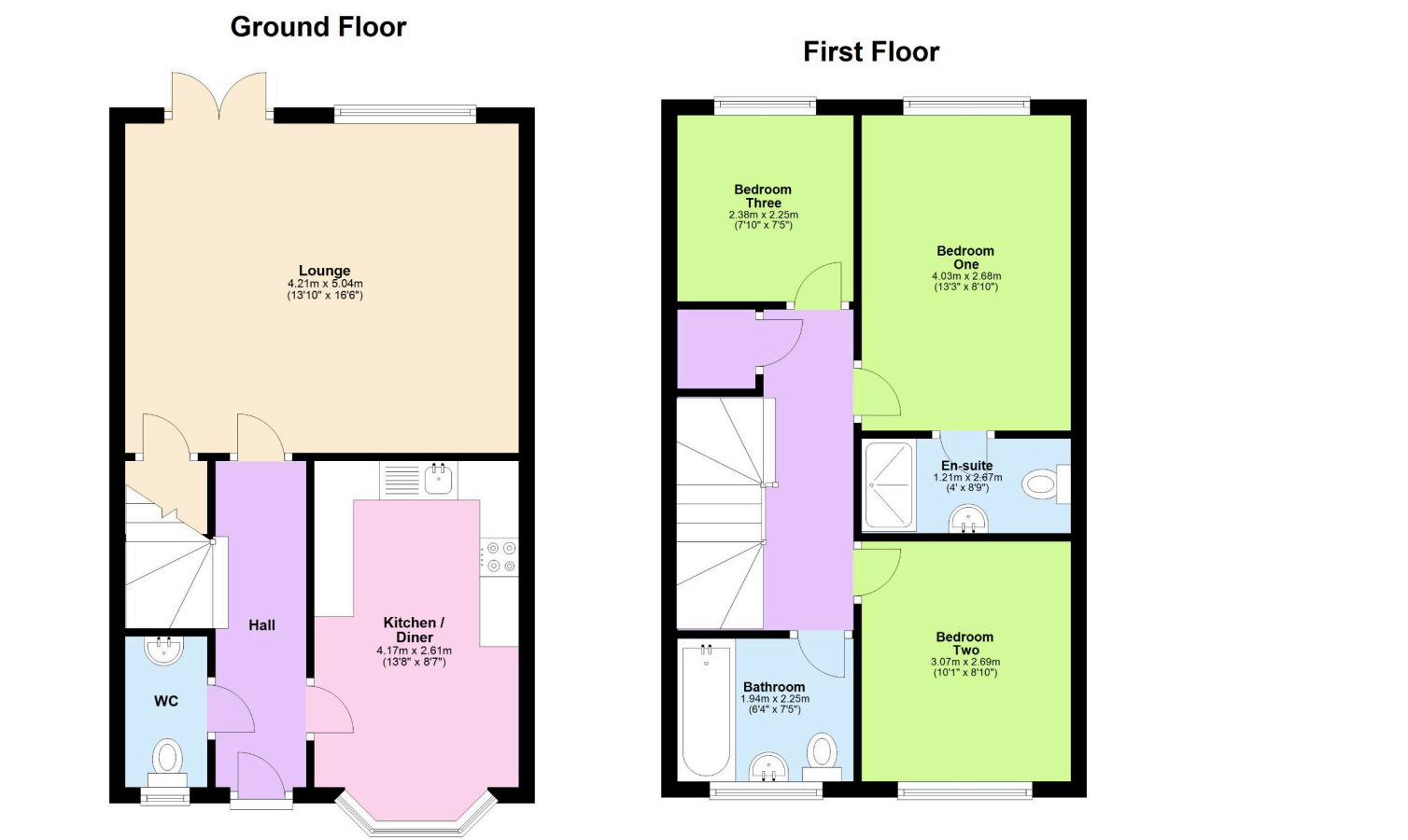
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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



3 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage





LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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My property had been on the market for over 9 months prior to Campbells taking it on, and within 5 weeks of it being on the market it had sold for the asking price. Open and honest communication throughout the process up until completion, and after this date with a couple of questions from the buyers. Jamie was very amenable to ensuring that viewings were conducted in a timely manner, and also dealt professionally with a couple of underhand tactics from the previous estate agents (including not listing the property himself to enable a final viewing to be conducted by the previous agents). He went above and beyond to ensure that the property sold quickly, but also at the right price. Following each viewing he provided clear feedback, something which we had not experienced with previous agents. All in all very satisfied with the service.


NAME: Connor, Crick - 2nd January 2025


ABOUT: Jamie


1 BATTLE AVENUE


DAVENTRY, NN11 2NX


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Modern Three Bedroom End of Terrace Property
- 


Great Size: Approx. 87sqm / 936 sq.ft
- 


En-suite To Bedroom One
- 

Single Garage and Large Driveway (For Up To Three Vehicles) With EV Charging
- 

Fantastic Condition
- 

Solar Panels To Reduce Energy Costs / EPC: B
- 

Larger Than Average Rear Garden
- 

Five Minute Walk From Daventry Country Park
- 

'21st Century Garden Village' Location

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 End of Terrace Property For Sale in Monksmoor, Daventry

Sitting on the delightful 'Meadowside' phase on the relatively new Monksmoor development is this three bedroom end of terrace property. Located just around the corner from Daventry Reservoir and Country Park for which the pedestrian access from Meadowside has been recently opened, meaning the property now has direct access from its doorstep (and we are very jealous.) – an excellent location for the kids or if you have a dog.

The Monksmoor development was built on the '21st Century Garden Village Principles,' the vision for which, according to the builders Crest Nicholson, is for a "beautiful, sustainable, culturally rich, economically independent and green space to live." As well as the core values being centred around “the organic creation of a true community.” It's fair to say we know a lot of people that live in the area who can certainly vouch for these principles.

The property itself is in fantastic condition and brags several features including a larger than average rear garden, single garage, larger than average driveway (with EV charging), open plan kitchen/diner and a large lounge to the rear and ensuite shower room.



The property benefits from mains gas central heating and an incredible Energy Performance Rating of a B, which is largely down to the solar panels (installed by the builders and owned by the property) that feed directly into the house and reducing energy costs.

Downstairs there is a spacious hallway, downstairs WC/Cloakroom, open plan kitchen/diner with a bay window for extras space as well as a large lounge to the rear with understairs storage cupboard and double French doors leading out to the garden.

Upstairs there are three sizeable bedrooms, the third is certainly a large single with bedrooms one and two being good size doubles. Both the family bathroom and en-suite to bedroom one have been finished to a high standard.

The rear garden is a fantastic size for a new build property (also, larger than average) and is low maintenance with a patio area and lawn. It also has a handy side access gate.



LOCATION

Daventry Town Centre itself benefits from many facilities and amenities including the Leisure Centre, ARC Cinema, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly market on the High Street. Monksmoor was designed so that its residents can enjoy the local countryside (including the country park and canal) but still benefit from being within easy reach of Daventry Town Centre, which is just a five-minute drive away.

You also have the recently built Monksmoor Primary School as well as having amenities at Monksfield on the Ashby Fields development which is approximately a 5-minute walk away. This includes a local Pub, Tesco, Boots, Doctors', Dentist, Nursery and Take Away.



Council Tax: Band C EPC: Rating B

“As you can see from the photos, the location is idyllic. Who would have thought you could live on such a modern development and be so close to nature?”

