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At a glance

- Detached
- Three bedrooms
- Kitchen/diner
- En-suite
- Garage
- EPC Rating: B
- Council Tax: D



Pontefract Avenue

Towcester, Northamptonshire, NN12 6UG

**Offers Over
£435,000**

IN DETAIL

A well-presented "Hartwell" Persimmon built, three bedroom detached home situated in the furlongs development of Towcester. This property is still within a NHBC warranty. In brief it comprises: entrance hall, kitchen/dining room/family room, utility room, sitting room, three bedrooms, en-suite, family bathroom and a cloakroom. This home also benefits from a landscaped rear garden, a driveway allowing off road parking and a single garage.



Entrance hall

Enter via the panelled front door into an entrance hall, where there is wood LVT flooring, stairs rising to the first floor landing and doors leading to the ground floor accommodation.

Sitting room

The sitting room includes carpeted flooring, TV point, feature fireplace and surround, a double glazed window to the front aspect, and double glazed French doors to the rear aspect which leads out to the garden.

Kitchen/dining/family room

The kitchen includes both low level and high level units, tiled splashbacks to the worksurfaces,

one and a half bowl stainless steel sink with mixer tap, continued wood LVT flooring, space for a dining table and or seating family space, and integrated appliances such as a low level oven, hob with tiled splashback, extractor fan, dishwasher and fridge/freezer and a door to the utility room. To the rear aspect is a glazed window and glazed French doors which lead out to the garden.

Utility room

The utility room includes both low level and eye level units, integrated washing machine, extractor fan, wood LVT flooring, door leading to a cloakroom, and a partially double glazed door to the rear aspect which leads out to the garden.



Cloakroom

The cloakroom includes a WC, handwash basin, wood LVT flooring, ceramic tiling to splashback areas and an extractor fan.

Landing

Stairs rise from the entrance hall to the first floor landing which includes carpeted flooring, double glazed window to the rear aspect, loft access, and doors leading to all first floor accommodation and to an airing cupboard.

Bedroom one

Bedroom one benefits from dual aspect lighting with windows to the front and rear aspects; it also includes carpeted flooring, TV point,





built-in wardrobes within a dressing area, and a door leading through to the ensuite.

En-suite

The en-suite includes a WC, handwash basin, double shower cubicle, ceramic wall tiling, towel radiator, and an extractor fan.

Bedroom two

Bedroom two includes carpeted flooring and a double glazed window to the front aspect.

Bedroom three

Bedroom three includes carpeted flooring and a double glazed window to the side aspect.

Bathroom

The bathroom includes a WC, handwash basin, panelled bath with shower attachment, ceramic wall tiling, towel radiator, extractor fan and an obscured double glazed window to the front aspect.

Garden

The garden has been landscaped and is fully enclosed by a timber fencing. It is mainly laid to lawn, and also includes an for seating, gravel to one border, and a slabbed footpath which runs to meet with a wooden gate providing access to the driveway and garage.

Outside

The front door has a canopy porch over, and an external lights to each side. A slabbed footpath provides access to the front door. The driveway allows off road parking, and provides access to a wooden gate into the garden and to the garage; which includes an up-and-over door, eaves storage, power and lighting.

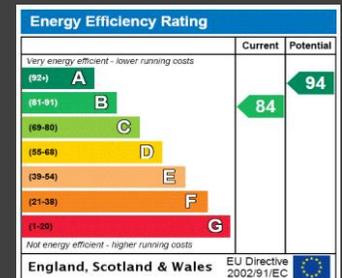
NB

The property benefits from six years remaining on the NHBC warranty. We are advised there will be a maintenance charge for the surrounding areas, this is not due to start until the site is finished.



Additional Info

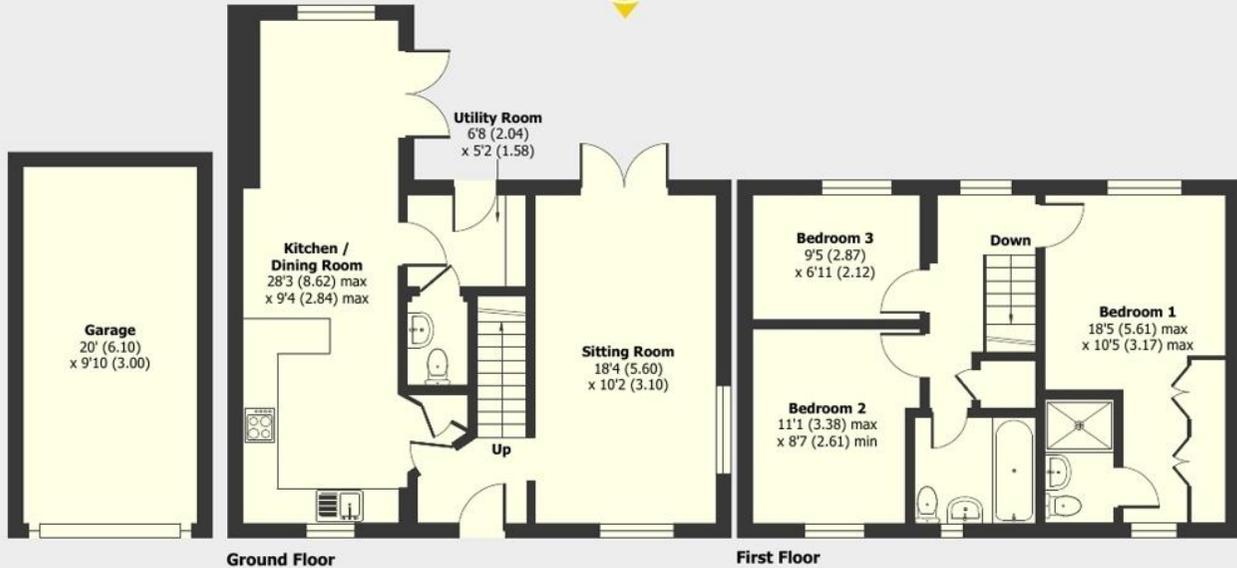
Mains Water, Gas, Electricity
 Local Authority:
 West Northamptonshire
 Council
 Council tax band D



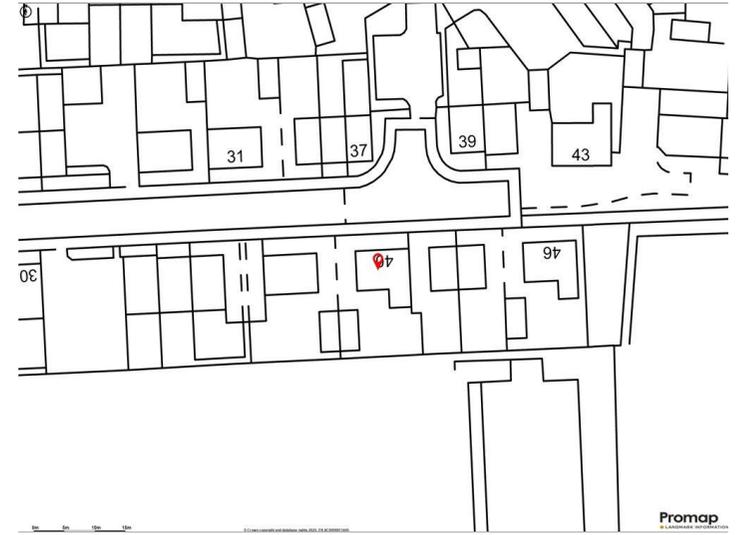
Pontefract Avenue, Northamptonshire, NN12

Approximate Area = 1069 sq ft / 99.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Mustard. REF: 1285297



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Mustard has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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