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## At a glance

- Detached
- Four Bedrooms
- Extended
- Sought After Cul-de-Sac
- South-West Facing Garden
- Garage and Driveway
- EPC Rating B

# Maple Close

Towcester, Northamptonshire, NN12 6XD

**Price**
**£425,000**

# IN DETAIL

**A well presented four bedroom detached home situated within the highly desired Trees Estates in the Roman market town of Towcester. In brief this home comprises: entrance hall, kitchen/dining room, sitting room, family room, four bedrooms, shower room and a cloakroom. Positioned on a corner plot this home also boasts a South-West facing garden, garage and driveway allowing off road parking.**

**Entrance**
Enter via the front door into the entrance hall where doors lead to all accommodation.

**Kitchen/Dining Room**
The kitchen includes both high level and low level units, sink with mixer tap, tiled flooring, bay window to the front aspect, tiled splashbacks, access to an under stairs storage cupboard and integrated appliances such as a low-level oven, hob, extractor hood, fridge/freezer, washing machine and a dishwasher. Glazed French doors lead into the sitting room and to the rear aspect is a window and partially glazed doors which leads out to the garden.

**Sitting Room**
The sitting room includes tiled flooring, glazed French doors leading into the kitchen and to the rear aspect is an internal window and glazed patio doors which lead into the family room.

**Family Room**
The family room has a pitched ceiling, two Velux windows, tiled flooring and bifold doors to the rear leading out to the garden.

**Cloakroom**
The cloakroom includes a WC, handwash basin, half height wall tiling and a port hole window to the front aspect.

**First Floor Landing**
Stairs rise from the entrance hall to the first floor landing which has carpeted flooring, arched window to the front aspect and doors leading to all first floor accommodation and to a storage cupboard.

**Bedroom One**
Bedroom one includes carpeted flooring and two windows to the rear aspect.

**Bedroom Two**
Bedroom two includes carpeted flooring, built in storage cupboard and a window to the front aspect.

**Bedroom Three**
Bedroom three includes carpeted flooring and a window to the rear aspect.

**Bedroom Four**
Bedroom four includes carpeted flooring and a window to the front aspect.

**Bathroom**
The bathroom includes a WC, handwash basin with vanity unit, shower cubicle, worksurface, storage cupboard, full height wall tiling and an obscured window to the rear aspect.

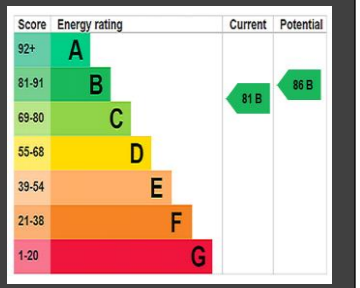
**Garden**
The garden is fully enclosed by brick wall and timber fencing and has been mainly laid to lawn. It also includes a decked area for seating, patio area for seating, space for sheds, a mature tree and a wooden access gate to the side.

**Outside**
To the side of the property is a tarmac driveway which allows off road parking and leads to the garage. To the front of the property is a garden which has been laid to lawn and to block paving for additional parking.

**Additional Information**
This property also benefits from grid-tied solar panels which generate electricity to power the property, with excess energy fed back into the grid, lowering utility bills.

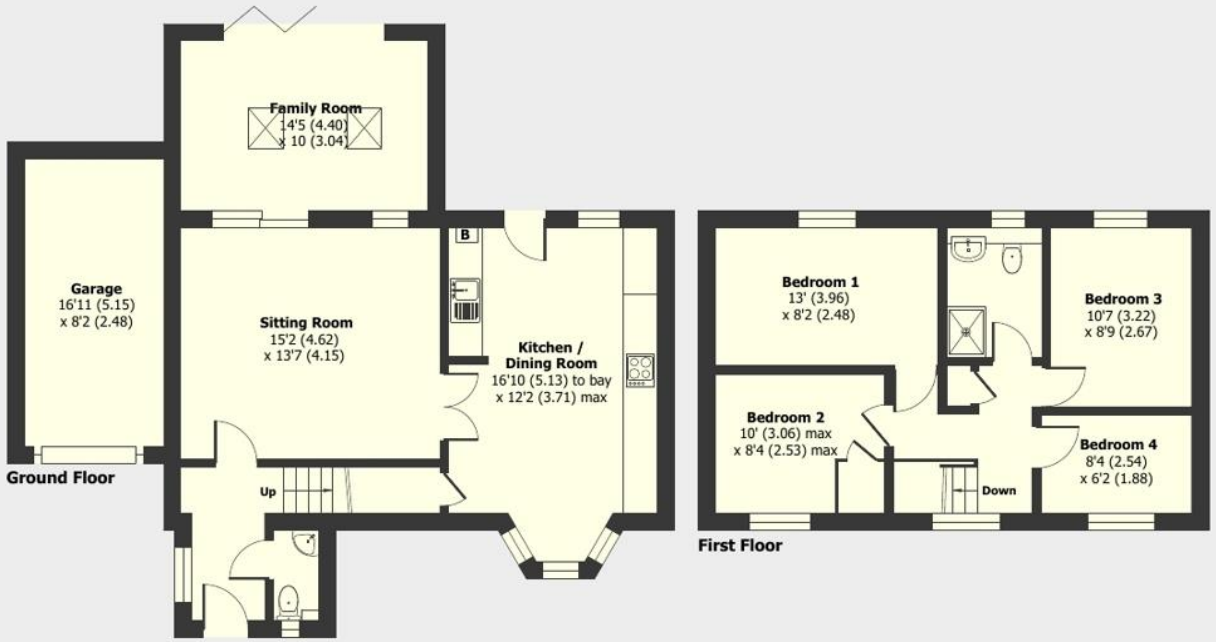
## Additional Info

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



# Maple Close, Towcester, Northamptonshire, NN12

Approximate Area = 1154 sq ft / 107.2 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1291 sq ft / 119.9 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Mustard. REF: 1429644

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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.