



At a glance

- Detached
- Three Bedrooms
- Remaining NHBC Warranty
- Front and Rear Gardens
- Utility Room
- Driveway and Garage
- EPC Rating B

Full property description

An immaculately presented detached house situated in the highly popular Racecourse Development within the Roman market town of Towcester. Built by Persimmon in 2019 this 'Hartwell' style home offers 3 years remaining NHBC warranty and, in brief, comprises: entrance hall, kitchen/dining/family room, utility room, sitting room, three bedrooms, cloakroom, ensuite and bathroom. This home also benefits from front and rear enclosed gardens, a garage and driveway allowing off road parking.





Additional Information

Services: Mains water, electricity, gas

Local Authority: West Northamptonshire Council

Council Tax Band: D

Energy Efficiency: B

Entrance

Enter via the front door into the entrance hall which includes wood effect flooring, stairs rising to the first floor landing and doors leading to all ground floor accommodation.

Kitchen/Dining/Family Room

The kitchen includes both low level and high level units, upstands to the worksurfaces, stainless steel sink with mixer tap, access to a storage cupboard and integrated appliances such as: a low-level oven, hob with glass splashback, extractor hood, fridge/freezer and dishwasher. A breakfast bar separates the kitchen from the dining and family areas, which has space for a dining table, space for seating, a door leading through to the utility room and continuous wood effect flooring running throughout. There are glazed French doors providing access into the garden, and windows to the front, rear and side aspects.

Utility Room

The utility room includes both base level and high level units, worktop area with upstands, wood effect flooring, integrated washing machine, a door leading to the cloakroom and a partially glazed door to the rear aspect leading out to the garden.

Sitting Room

The sitting room includes carpeted flooring, glazed French doors to the rear aspect leading out to the garden and windows to the front and side aspects.





Cloakroom

The cloakroom includes a WC, handwash basin, wood effect flooring and tiling to splashback areas.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing which includes carpeted flooring, window to the rear aspect and doors leading to all first floor accommodation.

Bedroom One

Bedroom one includes carpeted flooring, a dressing area with fitted wardrobes, a door leading to the ensuite and windows to the front and rear aspects.

Ensuite

The ensuite includes a WC, handwash basin, double shower cubicle, tiling to splashback area and an extractor fan.

Bedroom Two

Bedroom two has carpeted flooring and a window to the front aspect.





Bedroom Three

Bedroom three has carpeted flooring and a window to the side aspect.

Bathroom

The bathroom includes a WC, handwash basin, panelled bath, tiling to splashback areas and an obscured window to the front aspect.

Garden

The garden is fully enclosed by brick wall and timber fencing. It has been mainly laid to lawn and also includes a patio area for seating, external light, stepping stone footpaths and flower beds to the borders containing plants and shrubs. A personnel door leads into the garage and a wooden gate provides access to the driveway.

Outside

To the front of the house there is a garden which is enclosed by a picket fence and has been mainly laid to patio. A footpath, accessed via a wooden gate, leads to the front door which has a canopy porch over. To the side of the property is a tarmacked driveway allowing off road parking for two vehicles and leading to the garden access gate and garage; which has an up-and over door, external and internal lighting, power and a personnel door leading into the garden.



