Plot 37, Northampton Road, Towcester
£430,000 Freehold

❖ Brand New Town House
❖ Exceptional Quality Finish
❖ Three Storey, Four Bedrooms
❖ En-Suite to Master Bedroom
❖ 'Parker' Kitchen with Appliances
❖ Cloakroom and Double Glazing
❖ Good Sized Courtyard to Rear
❖ Two Secure Gated Parking Spaces
❖ EPC Energy Rating - TBC
**HELP TO BUY AVAILABLE** An exceptional brand new stone and brick built Georgian style three storey town house constructed by Clayson Country Homes Ltd and located on the very edge of Towcester, yet only a few paces from the town centre and local amenities. This beautiful four bedroom end of terrace home boasts a high specification finish and features an en-suite shower room to the master bedroom, a fitted kitchen/dining room with a 'Parker' kitchen, ‘quartz’ work surfaces and a comprehensive range of integrated appliances, a sizeable rear courtyard and secure gated parking for two vehicles. The property further features double glazed sash windows throughout, engineered oak flooring to the ground floor and gas central heating to radiators.

LOCATION: TOWCESTER is a thriving town centred on the historic Market Square, where there are shopping and other facilities. Towcester is situated on the junction of the A5 Watling Street and the A43 Oxford to Northampton Road. Improvements to the A43 have provided the town with an excellent high speed road link to Northampton, the M1 and the M40. Milton Keynes with its Inter-city rail service (London Euston 40 minutes) is approximately 12 miles to the south. Sporting facilities in the area include a Leisure Centre, motor racing at Silverstone and golf at Farthingstone, Silverstone and Whittlebury. There are also churches of several denominations in the town. www.britinfo.net/index_Towcester.htm

HALLWAY: Entered through a composite front door with a glazed fanlight window over. There are stairs to the first floor landing, engineered oak floorboards, recessed ceiling spotlights.

CLOAKROOM: White contemporary Roca suite comprising low level WC and wall mounted wash with a mirror behind and cupboard below. The floor is fully tiled and there is a radiator, recessed ceiling lights and an extractor fan.
LIVING ROOM: 15' 8" x 12' 10" (4.78m x 3.91m) Engineered oak flooring, double glazed window to the rear elevation, under stairs storage cupboard, high and low level TV/HDMI points, radiator, doors to the rear garden and double doors to:
KITCHEN/BREAKFAST ROOM: 14' 9" x 8' 2" (4.5m x 2.49m) Fitted in a range of high gloss white base and eye level cupboards with quartz work surfaces and upstands incorporating a single bowl stainless steel sink unit with a swan neck mixer tap over and cupboards below. There are further base and eye level cabinets and an inset four place gas hob with an angled extractor hood over and an electric oven below. Adjacent is an integrated fridge freezer and further appliances include a dishwasher and washer/dryer. There is a double glazed window to the front elevation, under cupboard lighting and Porcelanosa floor tiling and a door to the hallway.
LANDING 10' 2" x 7' 0" (3.1m x 2.13m) With stairs to the second floor, a built in cupboard and a radiator.

BEDROOM TWO: 15' 7" x 10' 5" (4.75m x 3.18m) With a double glazed sash window to the rear elevation, a built in double wardrobe, a radiator, a wall light and recessed ceiling lights.

BEDROOM THREE: 10' 10" x 8' 3" (3.3m x 2.51m) With a double glazed sash window to the front elevation, a built in wardrobe, a radiator and recessed ceiling lights.

BEDROOM FOUR: 7' 1" x 6' 10" (2.16m x 2.08m) Double glazed sash window to the front elevation, a radiator, telephone socket and recessed ceiling lights.

BATHROOM: 8' 3" x 6' 1" (2.51m x 1.85m) Fitted in a white suite of a panelled bath with a height adjustable shower over and side screen. There is a low level WC, a wash hand basin with a cupboard below and mirror behind. Heating is from a chrome ladder radiator and there are recessed ceiling lights, an extractor fan, a ceramic tiled floor and a double glazed window to the rear elevation.
MASTER BEDROOM: 13’ 2” x 11’ 7” (4.01m x 3.53m) With a double glazed sash windows to the front elevation, this room has an eaves storage cupboard, a high level TV point, recessed ceiling lights, a radiator and wall lights. Doors lead to the en-suite and:

DRESSING ROOM: 6’ 6” x 3’ 8” (1.98m x 1.12m) This room has lighting and a wall mounted gas fired combination boiler serving the radiator heating and domestic hot water.

EN-SUITE: 8’ 9” x 7’ 2” (2.67m x 2.18m) Fitted in a white suite of a wide shower cubicle with a height adjustable shower. There is a low level WC, a wash hand basin with a cupboard below and mirror behind, tiled shelving and a storage cupboard. Heating is from a chrome ladder radiator and there are recessed ceiling lights, an extractor fan, a ceramic tiled floor and a double glazed window to the side elevation.
COURTYARD: The property has a good sized courtyard to the rear, bounded by walls and fencing. There are outside lights and a gated access to:

PARKING: The property benefits from two parking spaces in a secure car park at the rear, entered from a security gate.

HELP TO BUY: With a Help to Buy: Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home. Please enquire for details on eligibility.
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