



43 Pontefract Avenue, Towcester, Northamptonshire, NN12 6UG

HOWKINS &
HARRISON

43 Pontefract Avenue,
Towcester,
Northamptonshire, NN12 6UG

Guide Price: £450,000

A delightful, detached four bedroom property well located within the Persimmon Development. Built approximately three years ago, the 'Halse' benefits from a master bedroom en-suite, three further bedrooms, a family bathroom, spacious kitchen/dining room with a breakfast bar, utility room, cloakroom, sitting room, an enclosed rear garden, a garage and off-road parking.

Features

- Persimmon 'Halse'
- Detached property
- Master bedroom with en-suite
- Three further bedrooms and family bathroom
- Double aspect sitting room
- Spacious kitchen/dining room
- Utility room
- Enclosed rear garden
- Single garage and driveway parking
- Energy rating B



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The entrance hall leads to the sitting room with patio doors leading to the rear garden, cloakroom, spacious kitchen/dining room complete with integrated appliances, as well as a large cupboard and utility room.

First Floor

Large landing leading to the master bedroom with en-suite, three further bedrooms and a family bathroom.

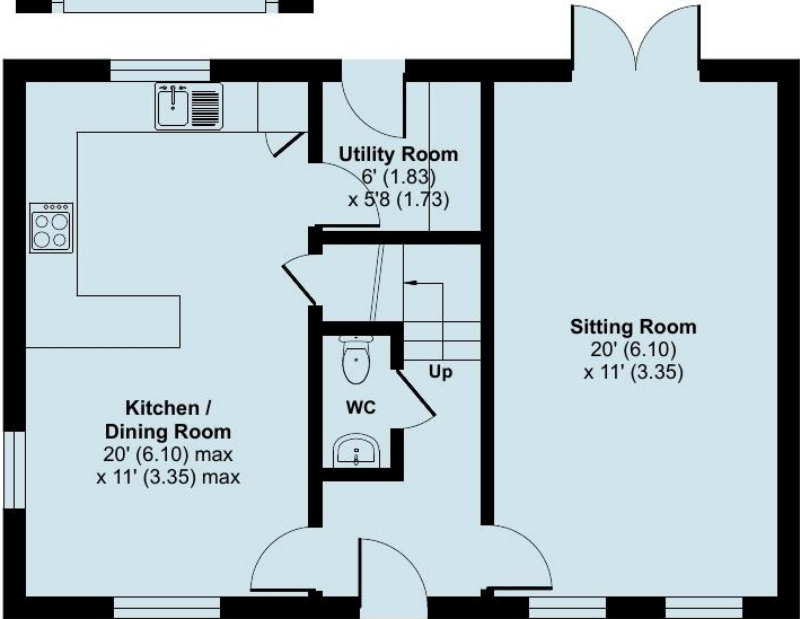
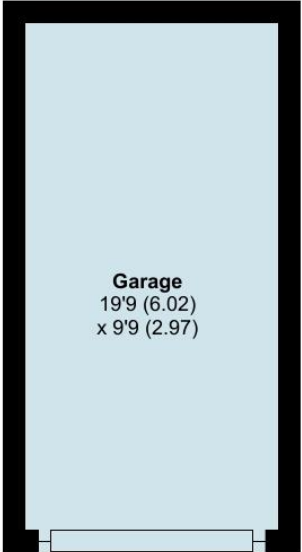
Pontefract Avenue, Towcester, NN12

Approximate Area = 1166 sq ft / 108.3 sq m

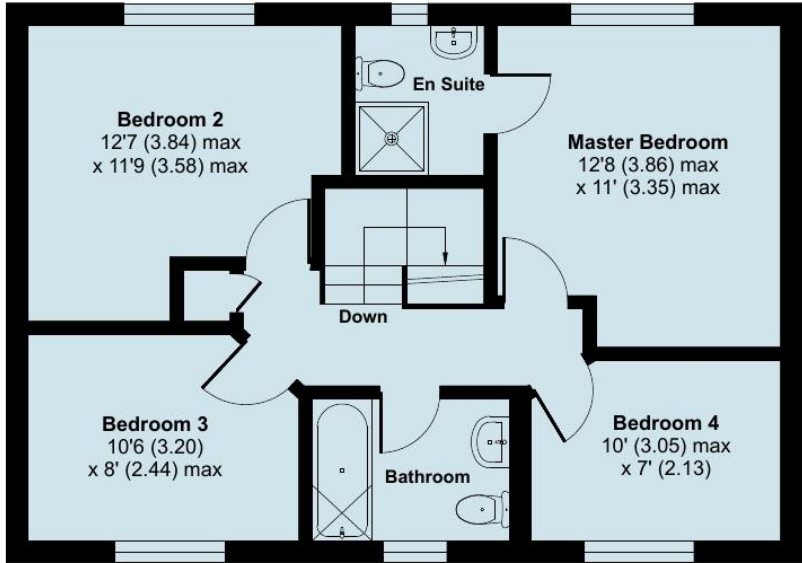
Garage = 193 sq ft / 17.9 sq m

Total = 1359 sq ft / 126.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1073390



Outside

This property is situated on the Persimmon Development in Towcester and is approached by a paved driveway leading to the single garage. The property provides ample parking in front of the garage, as well as an additional parking space directly in front of the property. There is a courtesy gate to the fully enclosed rear garden, complete with a patio and decking area, flower beds and spacious lawn.



A delightful, detached
four bedroom property





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

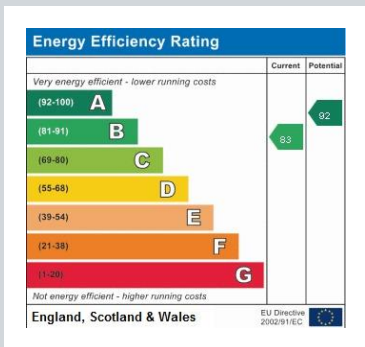
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - E



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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