



28 Belle Baulk, Towcester, Northamptonshire, NN12 6YE

HOWKINS &
HARRISON

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Towcester,
Northamptonshire, NN12 6YE

Guide Price: £625,000

A substantial four bedroom detached property occupying an enviable position in the sought after area of Belle Baulk in Towcester. Built by David Wilson Homes, the property is beautifully presented throughout with the added benefit of ample driveway parking, a double garage and an enclosed landscaped and secluded garden.

Features

- Detached property
- Master bedroom en-suite
- Three further bedrooms and family bathroom
- Sitting room
- Family room
- Conservatory
- Cloakroom
- Double garage & ample parking
- Enclosed landscaped garden
- Energy rating D



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 Towcesters 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

Entrance hall, family room, sitting room with doors opening into the conservatory, kitchen/breakfast room with a range of fitted units and integrated appliances under Corian worksurfaces and including a breakfast bar. A door leads to the utility room, and from the entrance hall, a courtesy door leads into the integral garage.

First Floor

The spacious master bedroom has a bespoke range of fitted wardrobes, and an en-suite. There are three further bedrooms and a family bathroom.

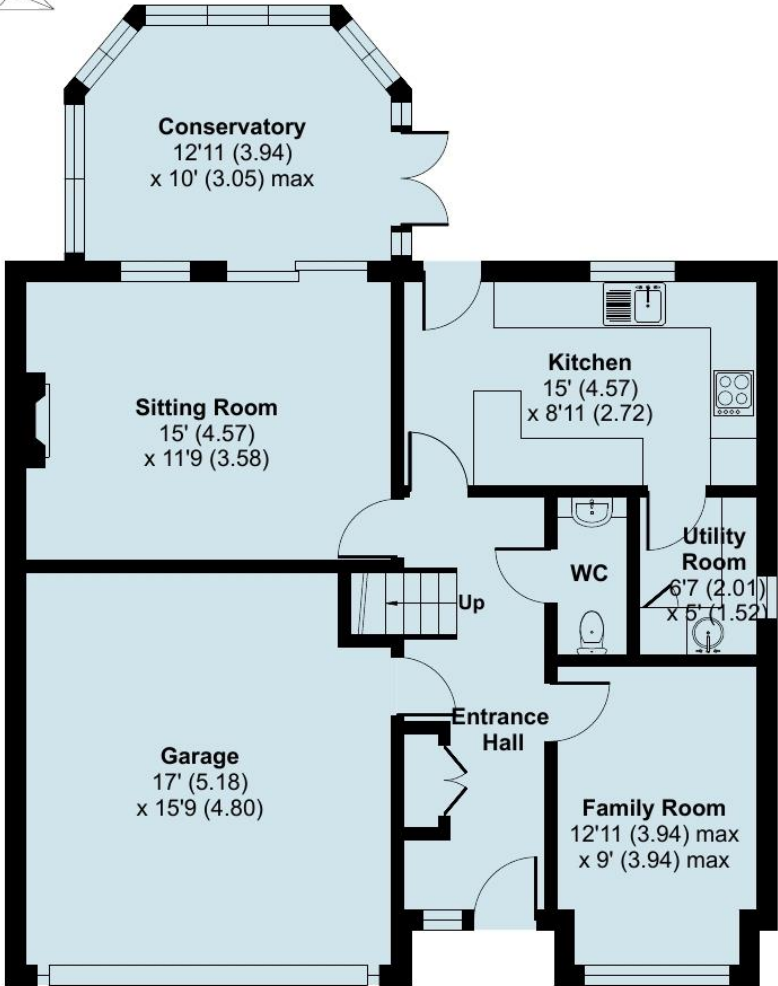
Belle Bauk, Towcester, NN12

Approximate Area = 1522 sq ft / 141.3 sq m

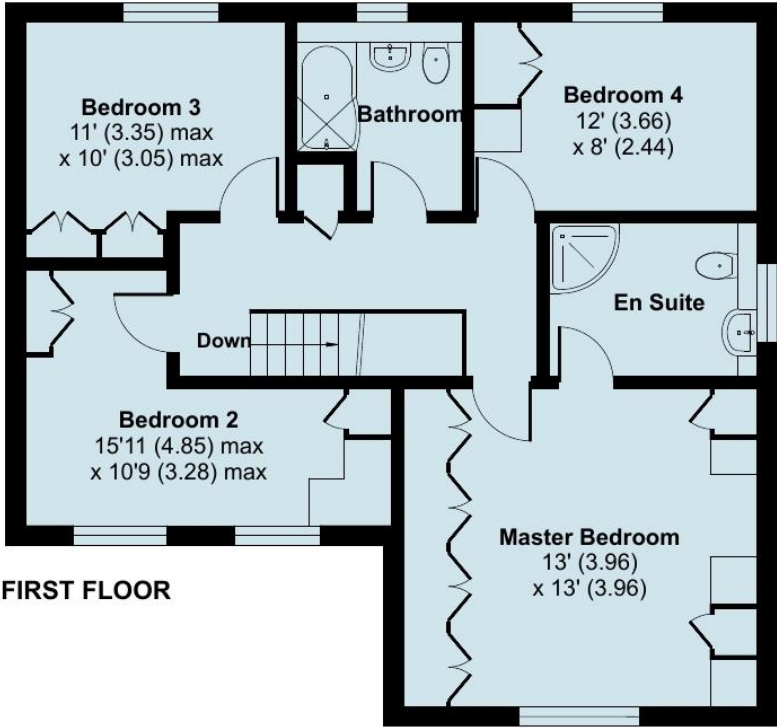
Garage = 251 sq ft / 23.3 sq m

Total = 1773 sq ft / 164.7 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: 1081694



Outside

The property occupies a prominent position and is approached by a driveway offering ample parking and leading to the double garage and front door. A courtesy gate leads to the rear garden.

Both the front and rear garden are landscaped; the low maintenance rear garden has a resin patio area, with the remainder mostly laid to lawn surrounded by a gravel path with raised beds and mature shrubs. The garden is secluded and enclosed on all sides.



A substantial four bedroom detached 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.

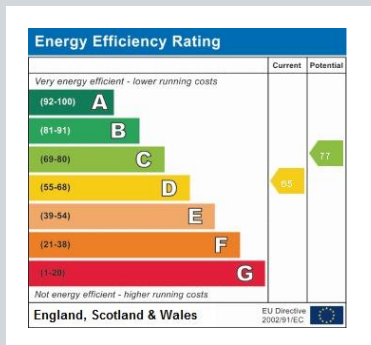
Services

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 - F



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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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