



17 Juniper Close, Towcester, Northamptonshire NN12 6XP

HOWKINS &
HARRISON

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Guide Price: £400,000

A well located detached family home with driveway, single garage, and private, enclosed rear garden. The accommodation extends to sitting room, dining room, kitchen, utility, cloakroom, master bedroom with en-suite, three further bedrooms and family bathroom. There is an integral single garage, driveway parking and enclosed rear garden. Nicholas Hawksmoor, St Lawrence & Sponne Schools are all within easy walking distance.

Features

- Detached family home
- Two reception rooms
- Refitted kitchen
- Utility and cloakroom
- Four bedrooms
- Two bathrooms
- Gas to radiator central heating
- uPVC windows and external doors
- Single integral garage
- Driveway parking
- Enclosed south-easterly facing garden
- Energy rating C



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 golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

Storm porch opens into the hallway, sitting room with door through to the dining room from which there is a further doorway through to the refitted kitchen/breakfast room. There is also a useful utility, with cloakroom/WC.

First Floor

The master bedroom has the benefit of an en-suite, there are three further bedrooms and a family bathroom.

Outside

The property is well situated in a small cul-de-sac with driveway parking providing access to the single integral garage with roller shutter door, side access and personal door leading to the private rear garden which is enclosed by fencing and walling. The garden enjoys a south-easterly aspect with a good-sized patio across the rear of the house.

Viewing

Strictly by prior appointment via the selling agents.
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.

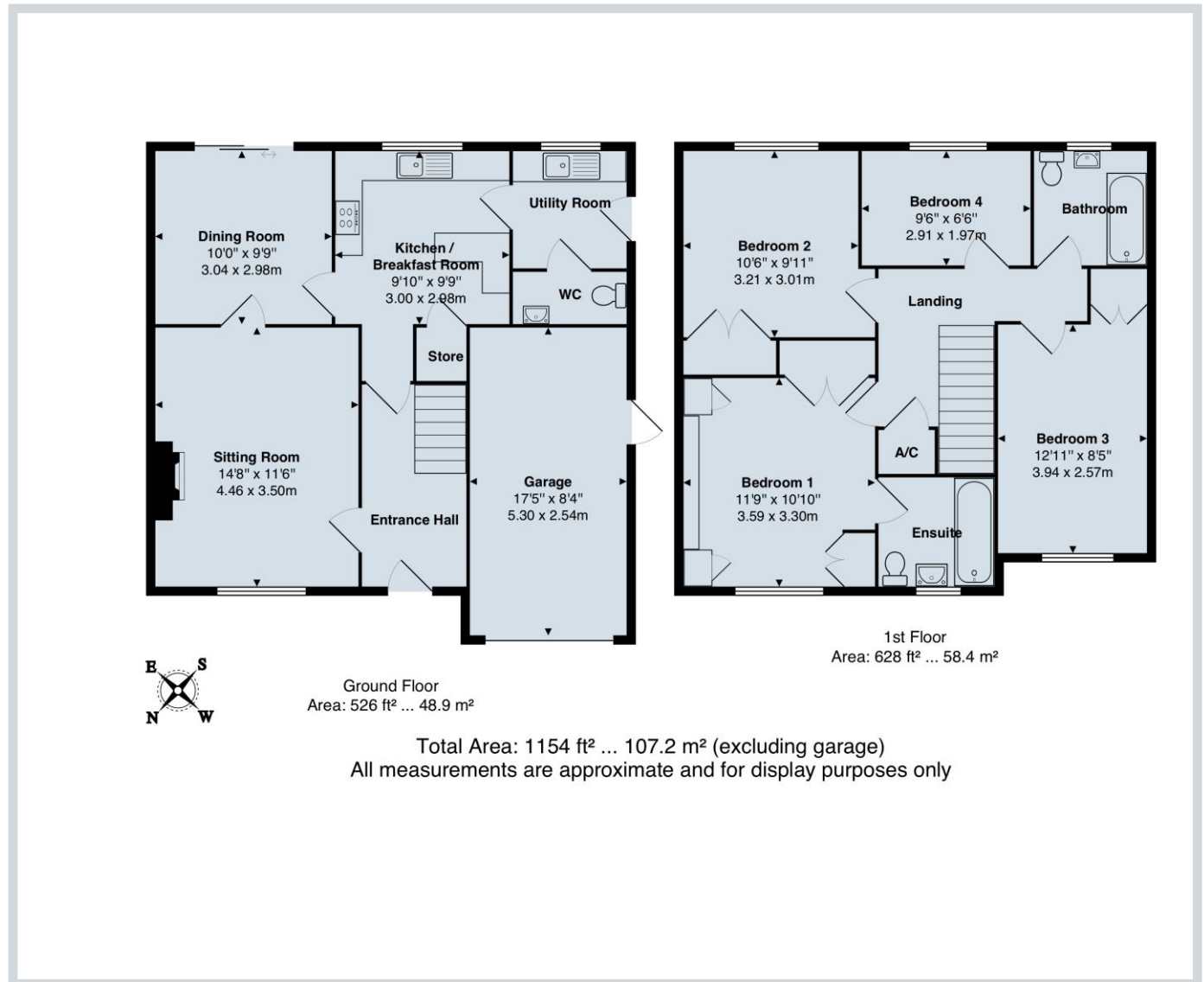
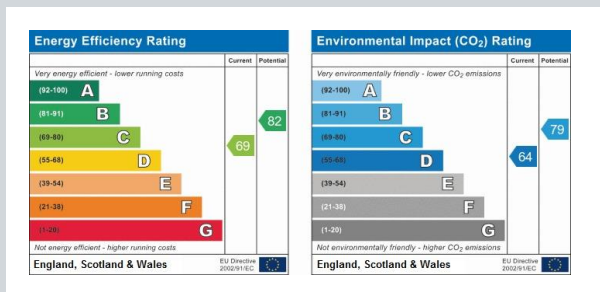
Services

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. 01327 322322

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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