



3a Plank Houses , Towcester, Northamptonshire, NN12 6EW

HOWKINS &
HARRISON

3a Plank Houses, Towcester, Northamptonshire, NN12 6EW

Guide Price: £475,000

Set in a convenient yet secluded location within the heart of Towcester, this detached home offers spacious and flexible accommodation. Recently constructed in 2024 to a brilliant standard, the property extends to approximately 1,399 sq ft, to include two ground floor bedroom with en-suite, stunning kitchen/dining/living room, cloakroom, two further spacious bedrooms, study area and a family bathroom. Outside, the property benefits from ample off-road parking and a low maintenance rear garden.

Features

- Conveniently located within Towcester
- Constructed in 2024 to a brilliant standard
- Ground floor master bedroom with en-suite
- Stunning kitchen/dining/living room
- Cloakroom
- Study area
- Three further bedrooms
- Family bathroom
- Ample off-road parking & rear garden
- 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

Entrance hall, leading to the master bedroom with en-suite shower room, a further bedroom, cloakroom, stunning kitchen/dining/living room, with bi-folding doors leading to the rear garden.

First Floor

Two further spacious bedrooms, a study area, and a family bathroom.





Outside

The property is conveniently located within walking distance of the many amenities in Towcester, and is approached by a gravelled driveway, offering ample off-road parking. There is also a useful courtesy gate, leading to the rear.

The low maintenance rear garden is accessed from the kitchen/dining/living room, mostly laid to lawn, with a patio seating area and decked seating area, enclosed by a mature hedge.



Recently constructed in 2024 to a brilliant standard, the property extends to approximately 1,399 sq ft. Outside, the property benefits from ample off-road parking and a low maintenance rear garden.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: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.

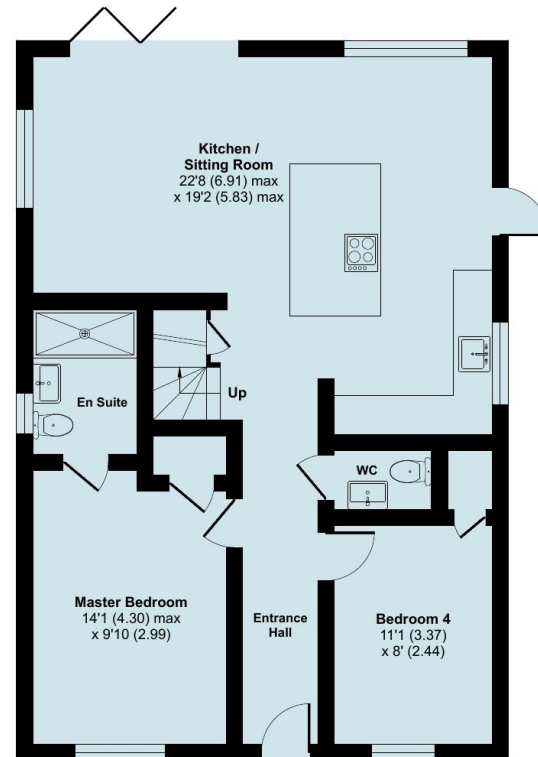
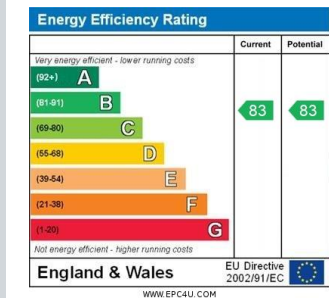
Services

The following services are connected to this property: 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 and drainage services. Solar panels in situ- owned.

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



GROUND FLOOR

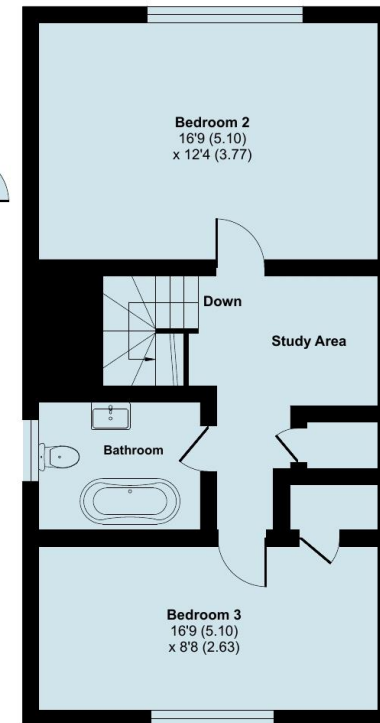


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1231412

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Approximate Area = 1399 sq ft / 129.9 sq m

For identification only - Not to scale



FIRST FLOOR

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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.