



8 Dove Close, Towcester, Northamptonshire, NN12 6RG

HOWKINS &
HARRISON

8 Dove Close, Towcester,
Northamptonshire,
NN12 6RG

Guide Price: £565,000

A substantial, detached, four bedroom, family home, well located in a cul-de-sac position, with large, mature gardens and double garage. The spacious accommodation comprises entrance hall, cloakroom, dual aspect sitting room, dining room, kitchen / breakfast room, utility, master bedroom with en-suite, three further double bedrooms and family bathroom. There is a wide driveway, double garage and large mature gardens. There is great scope to extend the property, subject to relevant permission.

Features

- Substantial detached family home
- Four double bedrooms and two bathrooms
- Dual aspect sitting room
- Kitchen / breakfast room
- Dining room
- Cloakroom & Utility room
- Double garage & driveway
- Large mature gardens
- Great cul-de-sac location with scope for extension
- 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 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

A large, covered porch opens into the central hallway with doors to all rooms, and the cloakroom. The large, dual-aspect sitting room looks over the garden. The dining room adjoins the kitchen / breakfast room, beyond which is the utility room with a door to the garden.

First Floor

There is a large master bedroom with generous en-suite, complemented by three further double bedrooms and a family bathroom.





Outside

The front garden is lawned, with a wide driveway to one side providing parking for several cars and access to the double garage, with eaves storage space. The large rear garden is mature, well stocked, and offers a good degree of privacy.



A substantial, detached, four bed roomed, family home, well located in a cul-de-sac position, with large, mature gardens and double garage.





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

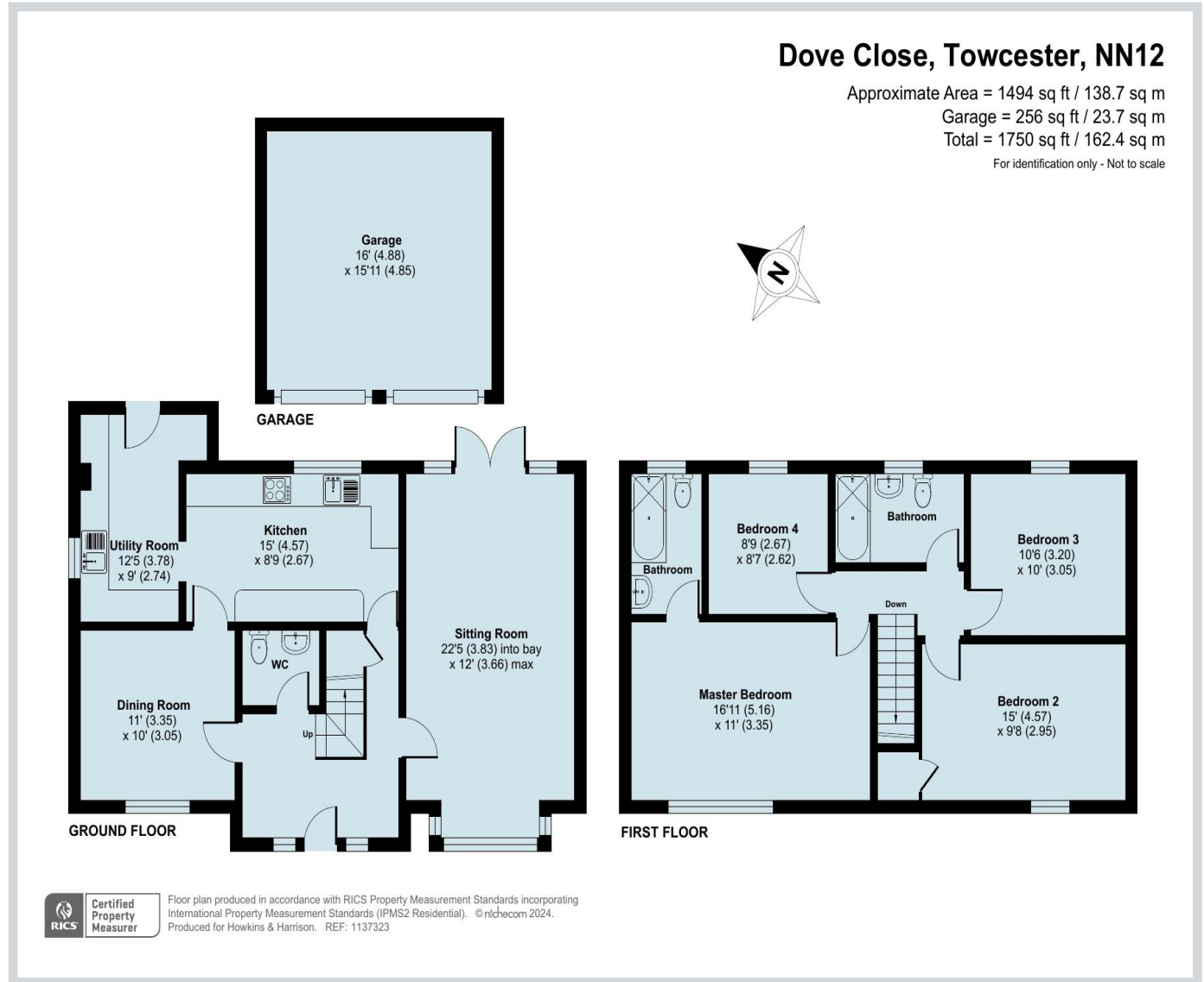
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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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