



25 Drayson Way, Towcester, Northamptonshire, NN12 6LN

HOWKINS &
HARRISON

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Northamptonshire, NN12 6LN

Guide Price: £775,000

This stunning, detached family home, constructed by Redrow Homes to their Sequoia design, is situated in an enviable position on the popular Burcote Park development. The well-appointed accommodation extends to approximately 1,828 sq ft, to include a lovely 'live-in' kitchen/dining/family room, sitting room, cloakroom and utility room, master bedroom with dressing area and en-suite, four further bedrooms and two bathrooms. Outside, the property further benefits from a landscaped, south-east facing garden, a double garage and ample driveway parking.

Features

- Redrow Sequoia design
- Exclusive parkland development
- Master bedroom with dressing area and en-suite
- Four further bedrooms and two bathrooms
- Spacious 'live-in' kitchen/dining/living room
- Utility and cloakroom
- Double garage and driveway parking
- Landscaped garden to the rear
- Constructed in 2019
- 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 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 with cloakroom, with access to the comfortable sitting room, and lovely 'live-in' kitchen/dining/living room, with doors opening to the patio and garden beyond. There is also a useful utility room.

First Floor

The master bedrooms boasts a walk-through dressing area and en-suite bathroom. There are two further spacious bedrooms, and a family bathroom.

Second Floor

Two further bedrooms, served by a further shower room.





Outside

Situated in an enviable position overlooking parkland, the property is approached by a driveway, offering ample off-road parking and access to the double garage. A footpath leads to the front door, with the remainder of the front garden well-stocked with mature shrubs. A gate provides access to the rear of the property.

To the rear, the south-east facing garden is fully enclosed and beautifully landscaped, mostly laid to lawn, with a large patio seating area, raised flower beds, and mature shrubs and hedges.





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

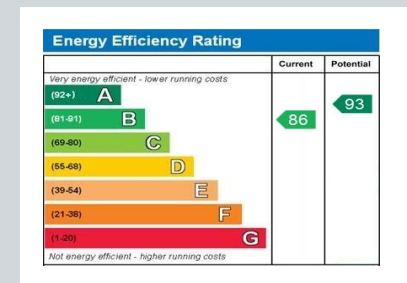
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



Howkins & Harrison

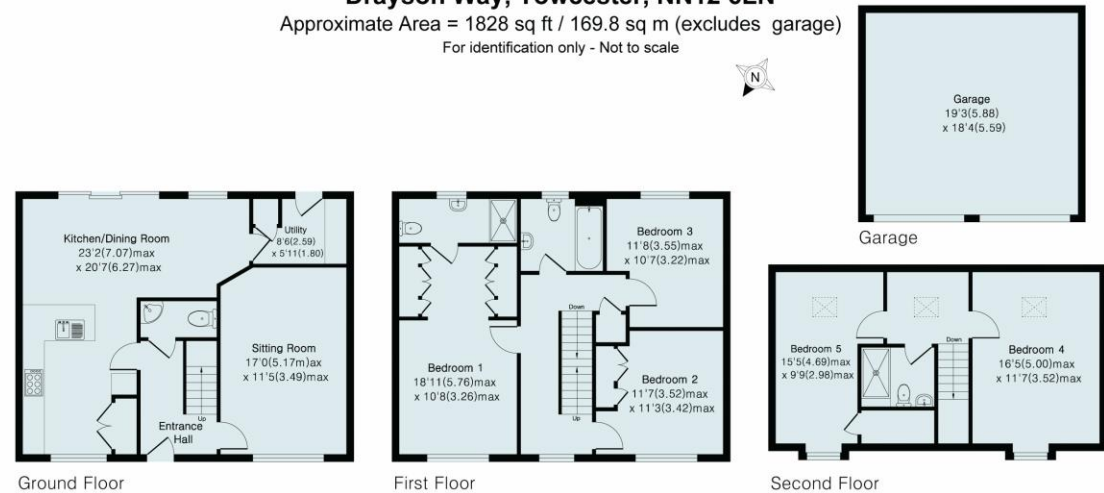
98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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Approximate Area = 1828 sq ft / 169.8 sq m (excludes garage)

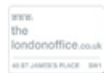
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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