



2 Tollgate Close, Towcester, Northamptonshire, NN12 6PH

HOWKINS &  
HARRISON



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Northamptonshire, NN12 6PH

Offers In Excess Of: £525,000

Constructed by Redrow Homes, this beautifully presented detached family home sits in an enviable position on the popular Burcote Park development, with views across parkland. The contemporary accommodation boasts a well-appointed kitchen, utility and cloakroom, living room, spacious dining area, four bedrooms and two bathrooms. Outside, the property further benefits from a landscaped rear garden, a garage, and ample driveway parking.

### Features

- Detached family home
- Constructed in 2022 by Redrow Homes
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Well-appointed kitchen/breakfast room
- Living room & dining area
- Landscaped rear garden
- Garage & driveway parking
- 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 Towcesterians 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

Enter into a spacious entrance hall/dining area, with a utility cupboard and cloakroom off, leading to the well-appointed kitchen/breakfast room, with a large pantry cupboard, and double doors leading to the patio. The dual aspect sitting room also benefits from double doors to the rear.

## First Floor

The master bedroom boasts an en-suite shower room. There are three further bedrooms, one of which includes fitted wardrobes, and a family bathroom.











## Outside

The property is approached by a block paved driveway, providing ample off-road parking and access to the garage. There is a footpath leading to the front door, with the remainder of the front garden mostly laid to lawn with mature shrubs.

The low maintenance rear garden is fully enclosed and thoughtfully landscaped, mostly laid to lawn with artificial grass and a porcelain tiled patio area.







## 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

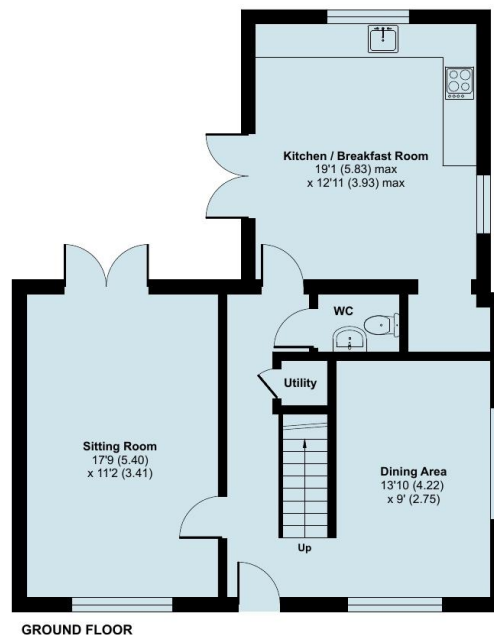
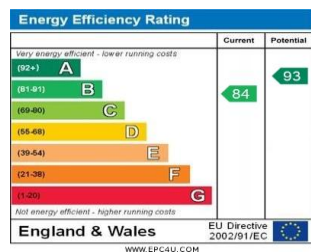
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

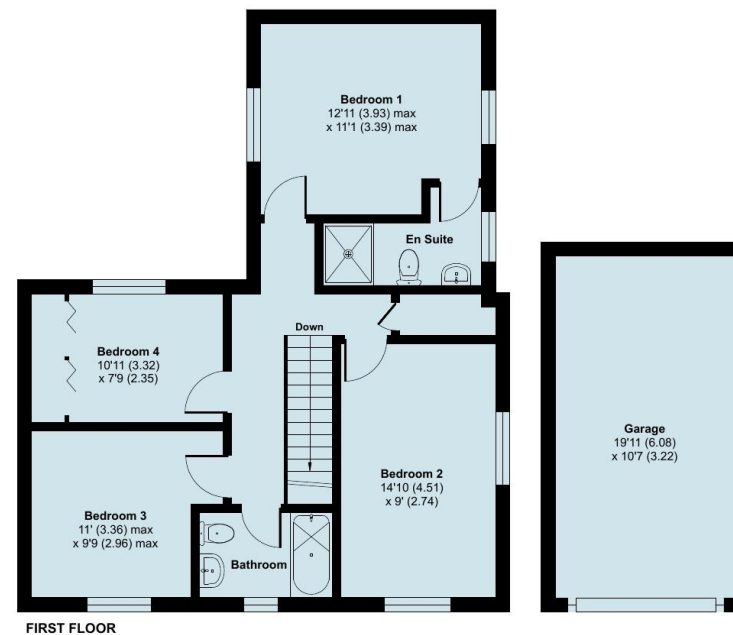
## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1284649

## Tollgate Close, Towcester, NN12

Approximate Area = 1364 sq ft / 126.7 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1575 sq ft / 146.3 sq m

For identification only - Not to scale

## Howkins & Harrison

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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.