



5 Hawthorn Drive, Towcester, Northamptonshire, NN12 7AE

HOWKINS &
HARRISON

5 Hawthorn Drive, Towcester,
Northamptonshire, NN12 7AE

Guide Price: £395,000

Presented in excellent condition, this three-bedroom detached property is situated on the ever-popular Shires Development in Towcester. The well-appointed accommodation extends to entrance hall, cloakroom, sitting room, kitchen/breakfast room, conservatory, master bedroom with en-suite, two further bedrooms and a family bathroom. The property further benefits from driveway parking, a single garage, and an enclosed rear garden.

Features

- Detached property
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Sitting room & conservatory
- Kitchen/breakfast room
- Cloakroom
- Enclosed garden
- Single garage & driveway parking
- 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

Entrance hall, cloakroom, kitchen/breakfast room with an excellent range of fitted units and an integrated oven and hob. A door leads to the rear garden. The spacious sitting room has patio doors leading into the conservatory.

First Floor

The master bedroom benefits from fitted wardrobes and an en-suite. There are two further bedrooms, one of which has fitted wardrobes, and a family bathroom.

Outside

The property is approached by a block paved footpath running alongside the driveway that leads to the garage. A courtesy gate leads to the rear garden. To the rear of the property, the garden is enclosed on all sides and mostly laid to lawn. French doors open from the conservatory onto a decked seating area with a feature pond.

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

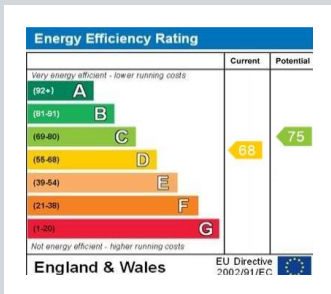
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – D



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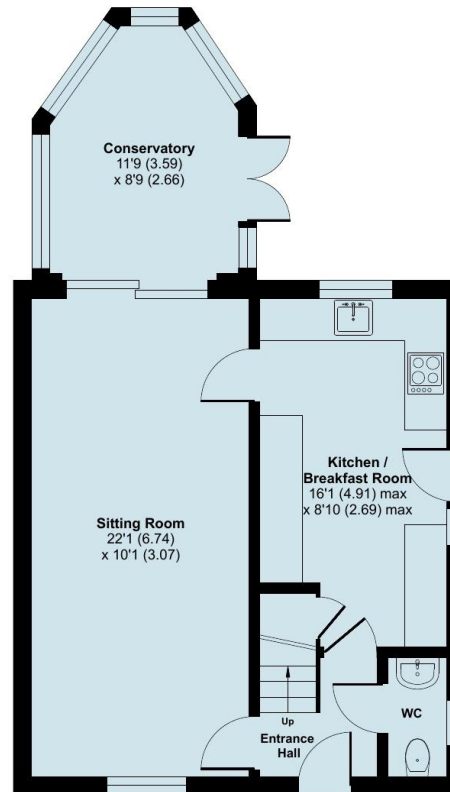
Hawthorn Drive, Towcester, NN12

Approximate Area = 947 sq ft / 87.9 sq m

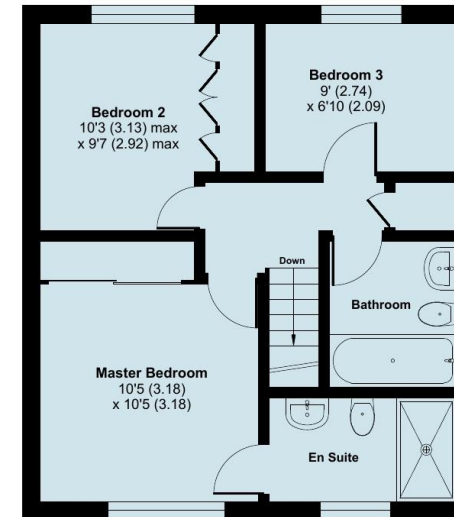
Garage = 153 sq ft / 14.2 sq m

Total = 1100 sq ft / 102.1 sq m

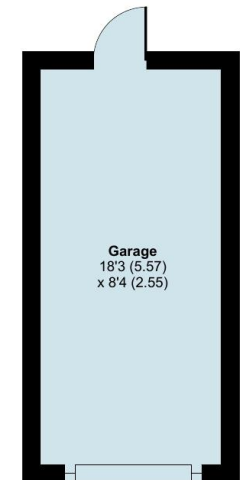
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1361129

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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