



NORTON CRESCENT

Towcester, NN12 6DW



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area (Inc. Garage) | Approx. 97 sqm (1044 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- Available with no onward chain
- Off-road parking for two vehicles
- Quiet cul-de-sac location
- Integral single garage with power and lighting
- Spacious sitting/dining room with garden views
- Kitchen/breakfast room
- Three bedrooms with built-in storage
- Attractive rear garden with two patio areas
- Convenient location near Sponne School and local amenities
- Potential for modernisation and improvement

Description

A 3-bedroom semi-detached chalet bungalow located in a quiet cul-de-sac position in a desirable area to the north of Towcester which is offered for sale with no onward chain and provides exciting scope for modernisation and improvement.

The property is set back from Norton Crescent and benefits from off-road parking for two vehicles and an integral single garage with power and lighting. Accommodation includes Entrance Hall, Kitchen/Breakfast Room, Sitting/Dining Room, Three Bedrooms, and Family Bathroom. To the rear aspect there is an attractive garden with established perimeter shrubs, a central lawn area, and two separate sunny patio areas, along with a useful timber storage shed.



Norton Crescent is located to the north of the historic market town of Towcester and is situated within walking distance of the popular Sponne School, with 'Outstanding' Ofsted report, as well as local amenities on vibrant Watling Street where a wide range of independent boutique shops, cafes and restaurants can be found.

The Property

Entrance Hall

The entrance hall is accessed through a panelled door with decorative top lights and a matching side casement window, allowing ample natural light into the spacious area. The hall features an under-stairs storage cupboard and a straight flight of carpeted stairs leading to the first floor. The walls are finished with anaglypta paper, and the floor is covered with cut-pile carpet. Timber veneer doors provide access to the kitchen/breakfast room and the sitting/dining room.

Kitchen / Breakfast Room

Located to the front right-hand side of the property, the kitchen/breakfast room is fitted with traditional 1970s base and wall units with a mixture of tiled and timber effect work surfaces. Above the stainless-steel sink unit, there is a top-hung casement window providing good natural light. A sliding glazed serving hatch opens to the dining room and there is space for a washing machine, free-standing oven, and fridge freezer.

The breakfast area has a further range of base units with roll-top timber effect work surfaces, and includes a breakfast seating area overlooking the front aspect. A two-panel glazed door opens to the side passage and a top-hung casement window to the front elevation provides natural light. Walls are finished with a mixture of embossed lining paper and ceramic tiles, and floors are finished with carpet tiles.

Sitting / Dining Room

Spanning the full width of the property at the rear, the sitting/dining room is a spacious area with abundant natural light from a three-unit window and French doors overlooking the well-tended rear garden. The sitting area features a classically styled fire surround with a flame-effect electric fire insert, creating a bright and airy space with pleasant views of the garden. The floor is covered with cut-pile carpet, and the walls are finished with anaglypta lining paper.

The dining area easily accommodates a table and chairs with space for perimeter storage units, and serves as an inviting space for entertaining, with French doors providing direct access to the rear garden.



The Property

First Floor Landing

The landing is fitted with cut-pile carpet and timber flush doors, providing access to the bedrooms and family bathroom. A hinged ceiling hatch allows entry to the roof void, and a rear cupboard houses the hot water cylinder with slatted pine shelving.

Bedroom One

This double bedroom is located at the front left-hand side of the property and offers ample storage space with a built-in unit featuring a central dresser and timber laminate sliding doors with upper shelving and clothes rails. Additional storage is available in a built-in cupboard, also equipped with a clothes rail and upper shelving. A three-unit window overlooks the front garden and the floor is finished with loop-pile carpet.

Bedroom Two

A further double bedroom located to the rear left-hand side of the property, with pleasant views of the rear garden. It features a built-in storage cupboard with a clothes rail and upper shelf. The floor is finished with cut-pile carpet, and walls are neutrally decorated.

Bedroom Three

A single bedroom, located at the front left-hand side of the property, featuring a two-unit side elevation window and part-vaulted ceilings. Currently used as an office, the space includes full-height timber flush units offering ample storage.

Bathroom

The bathroom features a three-piece suite comprising a ceramic bath with a chrome mixer tap and shower hose, a ceramic wash hand basin with pedestal and chrome pillar taps, and a WC with a low-level cistern. The walls are partly finished with ceramic tiles, and the floor is covered with marble-effect sheet vinyl. A top-hung casement window on the side elevation provides natural light.

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Grounds

Front Aspect

Set back from Norton Crescent, the property features off-road parking for two vehicles on a part block-paved driveway. The front garden includes gravelled areas and a well-tended planted bed with raised concrete edgings. Secure gated access leads down the side elevation to the rear garden. A step up to the main front entrance door is accompanied by tubular steel handrails. An aluminium up-and-over door provides access to the garage.

Rear Aspect

The rear garden can be accessed through a side passageway or French doors from the dining room. This attractive garden features well-tended perimeter shrubs, plants, and semi-mature trees. There are two small patio areas, perfect for alfresco dining and relaxing in the sunshine, as well as a central lawn. The perimeter boundaries are marked by timber post and panel fencing, and there is a useful timber storage shed located in the rear right-hand corner.

Garage

The integral garage features white painted brick walls, plasterboard and skim ceilings, and a tamped concrete floor. It is equipped with power and lighting, and houses the gas and electricity meter cupboards along with the electrical consumer unit at high level.



Location

Norton Crescent is located to the north of the historic market town of Towcester and is situated within walking distance of the popular Sponne School, with 'Outstanding' Ofsted report, as well as local amenities on vibrant Watling Street where a wide range of independent boutique shops, cafes and restaurants can be found. There are also larger supermarkets, a post office and even a monthly farmers market.

With the impressive Moat Lane Regeneration project now complete this Roman market town boasts modern facilities in an historic setting all with the delightful River Tove meandering close by. The main road through Towcester is also due to be freed up from traffic on completion of the Towcester Relief Road.

Towcester is conveniently situated just a 20-minute drive from Milton Keynes with further shops and restaurants as well as Milton Keynes Central Railway with direct and frequent trains to London Euston.

There is a large leisure centre which has an excellent range of facilities for all ages and abilities including a 25m swimming pool, 3G outdoor pitches, a comprehensive fitness suite and large sports hall.

Schooling is well provided for with two Primary Schools and Sponne Secondary school which has an 'Outstanding' Ofsted report.

Property Information

Tenure: Freehold

Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, Gas, and Electricity

Council Tax: Band C **EPC:** Rating TBC

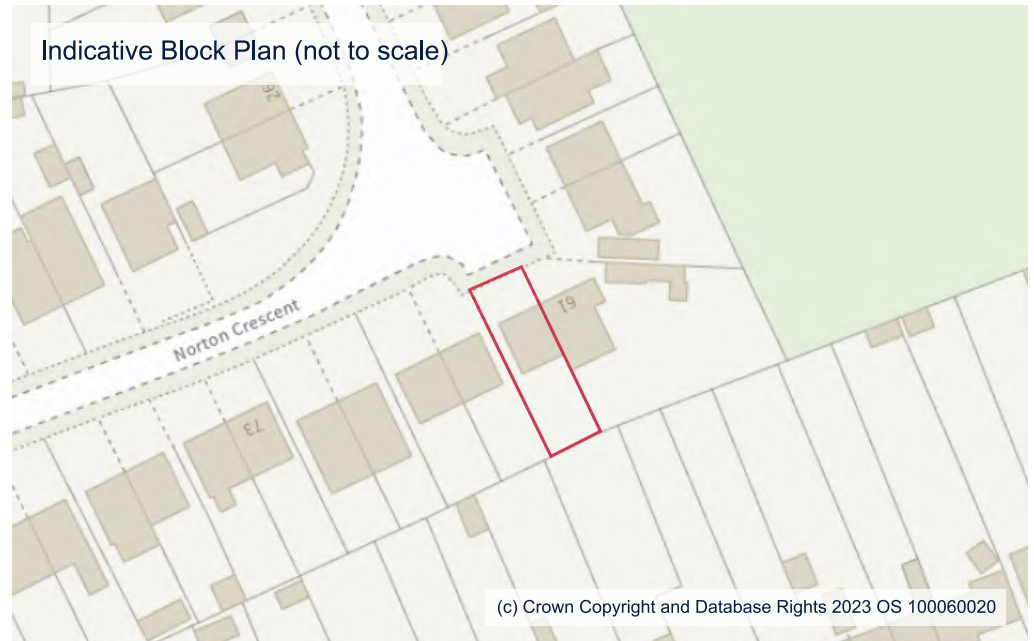
Important Notice

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Saint Lawrence Church and Watermeadows



Indicative Block Plan (not to scale)



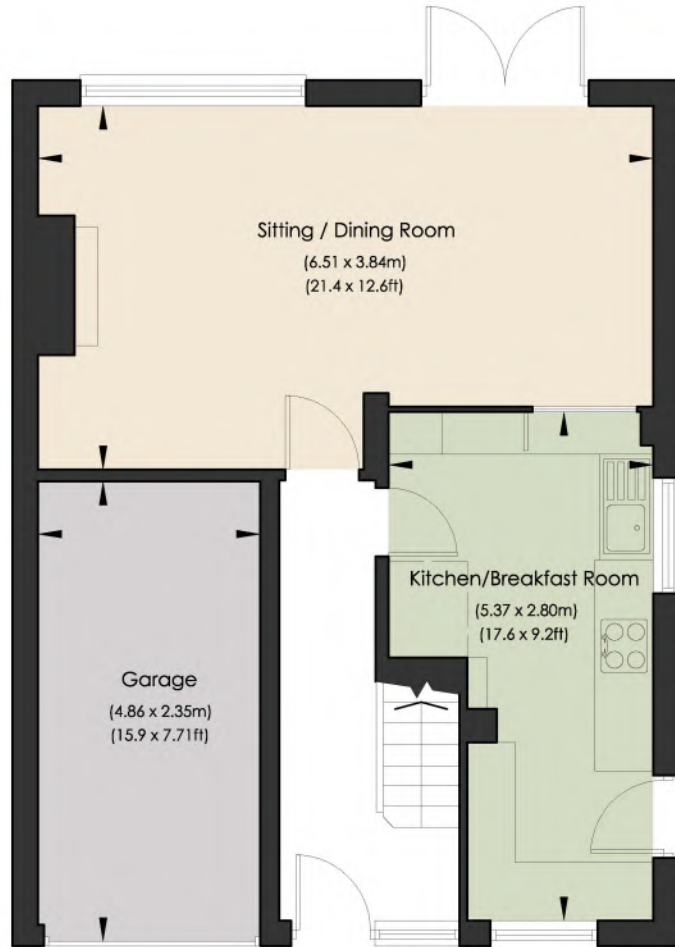
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Approximate GIA (Gross Internal Floor Area) Inc. Garage = 97 sqm (1044 sqft)

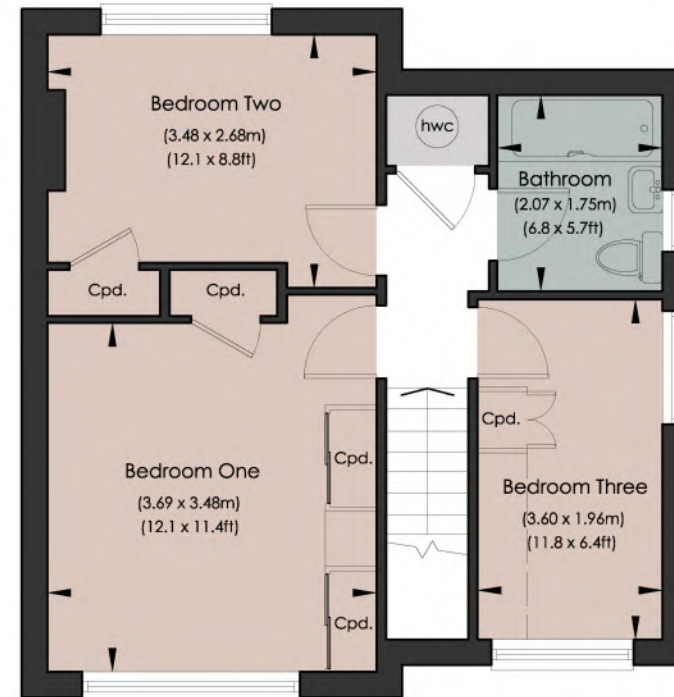


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 56 sqm (603 sqft)



FIRST FLOOR GIA = 41 sqm (442 sqft)



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