

NEW INSTRUCTION



SANDYHOME ROAD  
Towcester, NN12 6HA

 DAVID COSBY  
ESTATE AGENTS



# Sandhome Road

Towcester, NN12 6HA

Total GIA Floor Area | Approx. 106 sqm (1141 sqft)

## Features

- No onward chain
- Three bedrooms
- Established residential setting
- Open outlook to green space
- Convenient location close to Towcester town centre
- Dual-aspect sitting room
- Conservatory
- Separate utility
- Ground floor cloakroom
- Enclosed, south-facing rear garden
- Large timber shed

## Description

Set within an established residential setting close to Towcester town centre, and enjoying an open outlook to a green space at the front, this property offers well-planned accommodation arranged over two floors.

To the ground floor, a rear dining area links to the galley-style kitchen and a separate utility with direct garden access, while the dual-aspect sitting room runs front to back with doors opening into the conservatory. A convenient cloakroom is accessed from the entrance hall.

Upstairs, there are three bedrooms served by a shower room. Outside, the south-facing rear garden is enclosed and designed for low maintenance, with paving, raised planters and a substantial timber shed, while the front approach is neatly enclosed by privet hedging with gated access.



A three-bedroom family home with a practical layout, a south-facing rear garden and an open outlook to green space at the front, offered with no onward chain.

# The Property

## Entrance Porch

A part-glazed, panelled front door with matching sidelights opens into the entrance porch. The space is finished with sheet vinyl flooring and a mix of painted render and brick walls. A further internal, double-glazed, two-panel door leads through to the main entrance hall. Lighting is provided by a traditional coach-style wall light.

## Entrance Hall

Centrally positioned, the entrance hall provides access to the ground floor cloakroom and the kitchen/dining area. A quarter-winder staircase rises to the first-floor accommodation, finished with chrome handrails and timber Ranch-style balustrading. The floor is laid with patterned cut-pile carpet, while the walls are finished in two-tone emulsion over embossed lining paper.

## Dining Area

Located to the rear of the property, the dining area enjoys views over the rear aspect via a three-light window. It offers comfortable proportions with space for a good-sized dining table and seating. The floor is finished in sheet vinyl, with walls in emulsion over embossed lining paper. A panelled door opens to a useful pantry with fitted shelving and a traditional timber casement window. An arched opening leads through to the kitchen.

## Kitchen

Arranged in a practical galley layout, the kitchen is fitted with a range of base and wall units, incorporating a stainless-steel sink with chrome mixer tap. A three-light window overlooks the front aspect, providing natural light. Wall finishes comprise a combination of ceramic tiling and painted brickwork, with sheet vinyl flooring continuing through from the dining area. Ceiling-mounted recessed spotlights provide lighting. There is space for a washing machine, freestanding cooker, slimline dishwasher and a fridge/freezer.



# The Property

## Utility

Accessed from the dining area via a part-glazed door, the utility is a separate, functional space which currently accommodates a tumble dryer and offers additional room for further appliances and general storage. High-level shelving is fitted, and a further part-glazed door provides convenient access out to the rear garden.

## Sitting Room

The dual-aspect sitting room is arranged around a central fireplace with a stone surround and an open-flame gas fire. Natural light is provided by a four-light window to the front and sliding double-glazed doors opening through to the conservatory. The room is finished with patterned cut-pile carpet and two-tone emulsion over embossed lining paper to the walls.

## Conservatory

The conservatory is of uPVC double-glazed construction finished with sheet vinyl flooring and is fitted with power points, wall lighting and an electric panel heater.

## Cloakroom

The cloakroom is fitted with a low-level WC and a corner wash-hand basin with chrome pillar taps. A frosted, top-hung casement window provides borrowed natural light from the entrance porch. The floor is finished with sheet vinyl.

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# The Property

## First Floor Landing

The landing benefits from good natural light via a three-light window to the front. Six-panel doors lead to the bedrooms and the family bathroom, and a hinged ceiling hatch provides access to the roof void.

## Bedroom One

A generous double bedroom positioned to the rear left-hand side of the property, with a three-light window providing good natural light. The room offers useful perimeter space for freestanding storage and is finished with cut-pile carpet. Walls are neutrally decorated.

## Bedroom Two

A further double bedroom positioned to the rear right-hand side of the property, with a three-light window. The room benefits from a large built-in cupboard with fitted shelving, which also houses the hot water cylinder. Finished with cut-pile carpet and neutral décor.

## Bedroom Three

A single bedroom positioned to the front left-hand side of the property, with a four-light window providing good natural light. Walls are neutrally decorated and floors have cut pile carpet.

## Shower Room

Fitted with a three-piece suite comprising a double-width shower enclosure with full-height Aqua-style wall panelling, together with a ceramic wash-hand basin and WC with concealed cistern. The basin and WC are set within a vanity unit with roll-top work surface and low-level storage, with additional storage provided by a mirrored wall cabinet above. Ceramic splashback tiling has also been fitted. The floor is finished with sheet vinyl, and a frosted casement window to the front aspect provides natural light.





# Grounds

## Front Aspect

The property looks out over a green space to the front. The front garden is enclosed by a privet hedge with a metal gate and a path leading to the main entrance. The approach is bordered by gravelled areas, raised planters and low-level timber fencing.

## Rear Aspect

The enclosed, south-facing rear garden is accessed from the communal parking area via a close-boarded gate. Designed for low maintenance, it is largely paved with patio slabs and includes raised perimeter planters together with a substantial timber shed, suitable for storage or potting. The garden can also be reached directly from the house via double-glazed French doors from the conservatory and a part-glazed door from the utility.



## Location

Towcester is a well-established and historic market town in south Northamptonshire, offering a good range of everyday amenities including independent shops, cafés and public houses, together with supermarkets (including a Waitrose), healthcare facilities and leisure services, largely centred around the traditional High Street.

The town is well regarded for schooling, with Nicholas Hawksmoor Primary School and Sponne School among the local options. Towcester is also well placed for those who enjoy outdoor space, with countryside and walking routes close by, including the popular Water Meadows area.

Towcester is also convenient for commuting with easy access to the A5 and A43, providing direct routes towards Northampton, Milton Keynes and the M1 motorway. Mainline rail services are available from nearby stations such as Milton Keynes and Northampton, offering regular connections to London and the wider region.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas & Electricity

**Heating:** Wall mounted electric panel heaters

**Tenure:** Freehold

**Broadband:** Ultrafast - 2000Mbps download available

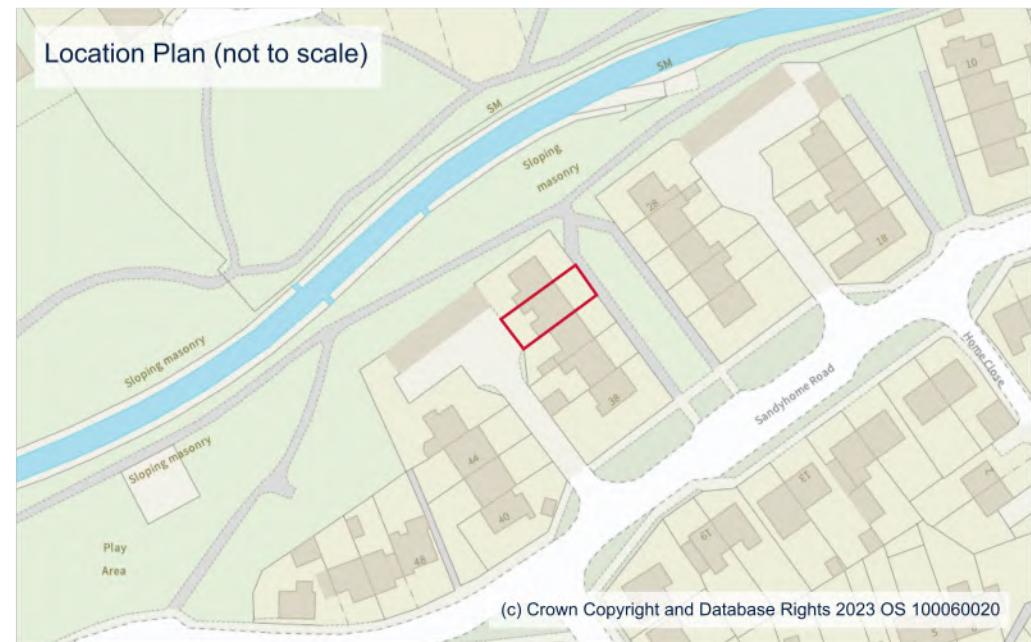
**Council Tax:** Band B

**EPC:** TBC

## Important Notice

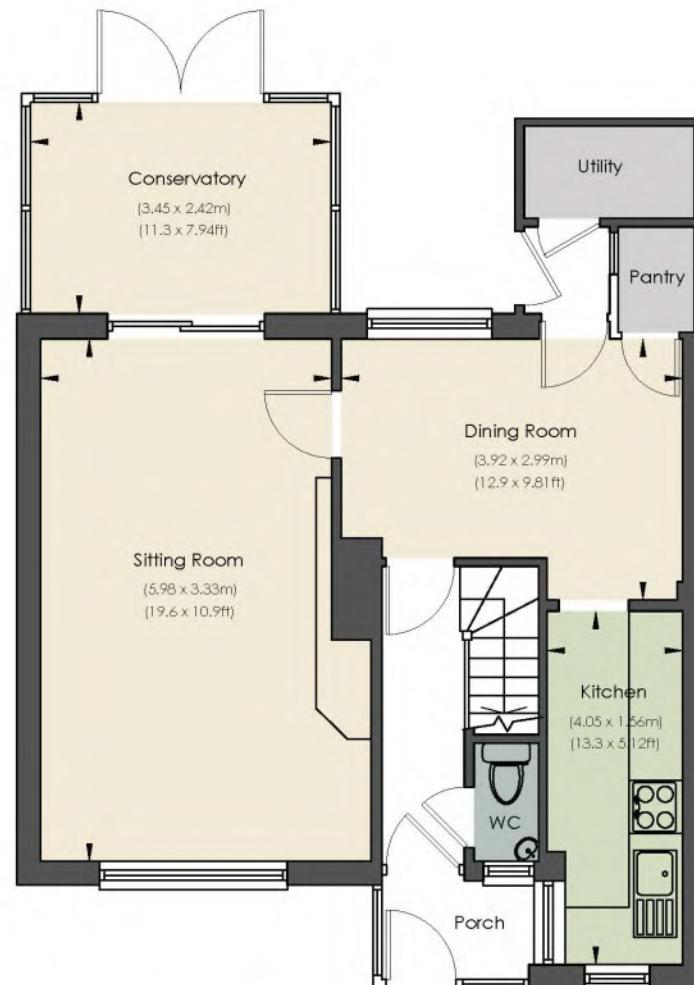
Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



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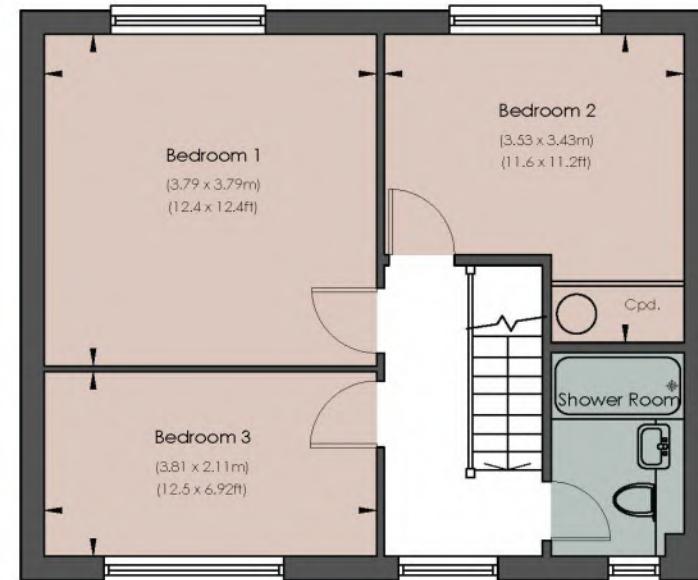
Approximate GIA (Gross Internal Area) = 106 sqm (1141 sqft)



GROUND FLOOR GIA = 62 sqm (667 sqft)

David Cosby Chartered Surveyors & Estate Agents

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.



FIRST FLOOR GIA = 44 sqm (474 sqft)



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DAVID COSBY  
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# Thinking of Selling?



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