



**York Close, Towcester, NN12 6JE**

**welcome to**

## **York Close, Towcester**

Situated in the charming market town of TOWCESTER, is this spacious THREE bedroom DETACHED home, perfect for families or those seeking a comfortable living space with plenty of potential to grow.

### **Entrance Hall:**

Enter via doors, radiator and stairs rising to first floor:

### **Cloakroom:**

Suite comprising: WC and wash hand basin.

### **Living Room:**

13' 10" x 11' 9" ( 4.22m x 3.58m )

Double glazed window to front aspect and gas fireplace.

### **Kitchen/Diner Area:**

15' 3" x 10' 8" ( 4.65m x 3.25m )

Fitted with a range of units to both base and eye level with worksurfaces, stainless steel sink/drainer with mixer taps over, space for oven, space for washing machine and fridge freezer, radiator, dining area with fitted base units, two double glazed window and double glazed door to rear garden.





### **Stairs Rising To First Floor:**

#### **Bedroom One:**

12' 8" x 8' 6" ( 3.86m x 2.59m )

Double glazed window to rear aspect and radiator.

#### **Bedroom Two:**

12' 2" x 7' 7" ( 3.71m x 2.31m )

Double glazed window to front radiator.

#### **Bedroom Three:**

9' 6" x 7' 6" ( 2.90m x 2.29m )

Double glazed window to front aspect and radiator.

#### **Bathroom:**

Suite comprising: Bath with screen and shower over, WC, wash hand basin and double glazed window to rear aspect.



#### **Outside:**

##### **Front:**

Driveway providing off road parking and leading to single garage, grass area with steps leading up to the front door.

##### **Single Garage:**

Enter via two doors, window and courtesy door to the rear garden.

##### **Rear:**

Enclosed with fence panels and mainly laid to lawn with patio area, and courtesy door leading to garage. Access to side area with shed.



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## York Close, Towcester

- THREE BEDROOM DETACHED HOUSE
- CLOAKROOM
- LIVING ROOM AND KITCHEN/DINING AREA
- FRONT AND REAR GARDENS
- DRIVEWAY PROVIDING PARKING AND SINGLE GARAGE

Tenure: Freehold EPC Rating: C

offers in excess of

**£340,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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