



Nelsons Yard, Towcester **Freehold** £400,000 O.I.E.O.

**Pattison  
Lane**



# Key Features



- Four Bedroom Home
- Two En Suite Facilities
- Garage
- Beautifully Presented Throughout
- Three Reception Rooms

Step through a private archway to discover, a truly impressive double-fronted Victorian town house. This substantial residence unfolds over three floors, revealing a wealth of versatile accommodation perfectly positioned within the sought-after Nelsons Yard. Just a short stroll from Towcester's vibrant high street, offering the best of both privacy and convenience.

Nestled within the discreet setting of Nelsons Yard, this exceptional property boasts a high degree of seclusion. Externally, convenience is key with two dedicated parking spaces and a garage, ensuring effortless arrivals. To the rear, a delightful and remarkably private courtyard garden awaits - an idyllic sanctuary for alfresco dining and tranquil relaxation.





Internally, the property showcases the benefits of a comprehensive refurbishment undertaken by the previous owners. The heart of the home lies within the beautifully refitted kitchen, featuring a range of seamlessly integrated appliances. Luxurious touches continue throughout with a stylishly refitted four-piece family bathroom and two contemporary refitted en-suites, offering a touch of indulgence.

This remarkable Victorian town house at 9 Nelsons Yard presents a rare opportunity to acquire a substantial and beautifully appointed residence in a highly desirable location. Early viewing is highly recommended to fully appreciate the scale, quality, and enviable lifestyle on offer.

The accommodation comprises;

SITTING ROOM 14'9 x 12' (4.49m x 3.65m)

KITCHEN DINING ROOM 14'7 x 11'10 (4.44m x 3.60m)

LOUNGE 14'10 x 11'11 (4.52m x 3.63m)

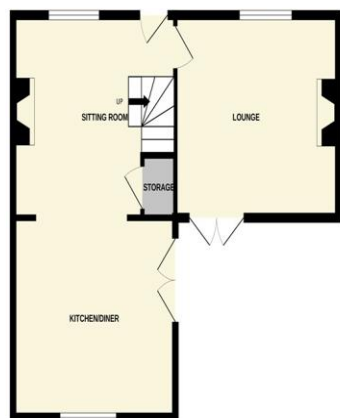
FIRST FLOOR

RECEPTION ROOM 11'11 x 14'9 (3.63m x 4.49m)

BEDROOM 11'10 x 9'8 into wardrobe (3.60m x 2.94m)



GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



2ND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EN SUITE SHOWER ROOM

BEDROOM 7'1 x 9'8 plus wardrobe (2.15m x 2.94m)

BATHROOM 11'11 x 7'1 (3.63m x 2.15m)

SECOND FLOOR

BEDROOM 11'7 max plus recess x 12' (3.53m x 3.65m)

EN SUITE

BEDROOM 8'4 x 12'1 (2.54m x 3.68m)

OUTSIDE

COURTYARD GARDEN

GARAGE & PARKING

To view this property call Pattison Lane on:  
**01536 430527**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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