

# Bartram & Co



6 The Old Woodyard

Silverstone, Towcester, NN12 8DH

Asking Price £475,000 - Freehold



Council Tax Band: E Service Charge: x Ground Rent: x



## 6 The Old Woodyard

Silverstone, Towcester, NN12 8DH

A four bedroom detached family home in the popular village of Silverstone. This property has gas fired central heating and double glazing throughout. The accommodation comprises, hallway, cloakroom, lounge, family room/study, kitchen/breakfast/utility, three double bedrooms, one single bedroom, en-suite to master and a family bathroom. With a single garage and off road parking to one side the property is set behind a privet hedge with pathways leading to the front door and around to the gated side access. At the rear is a fully enclosed rear garden laid mainly to lawn with a paved patio area adjacent to the property.

### LOCATION:

The village of Silverstone is situated midway between Towcester and Brackley. Road communications are excellent with the A43 providing access to the M40 junction 10 (8 miles). M1 junction 15a is some 9 miles distant. Milton Keynes offers a fast Intercity train service to London Euston (40 minutes). The village has a range of shops catering for day to day needs, with a wider choice at Towcester and Milton Keynes. There is a primary school in the village. State secondary education is available at Sponne School, Towcester. Leisure facilities include golf at Silverstone and Whittlebury, horse racing at Towcester, leisure centre at Towcester.

### DESCRIPTION:

A four bedroom detached family home in the popular village of Silverstone. This property has gas fired central heating and double glazing throughout. The accommodation comprises, hallway, cloakroom, lounge, kitchen/breakfast/utility, three double bedrooms, one single bedroom, en-suite to master and a family bathroom. With a single garage and off road parking to one side the property is set behind a privet hedge with pathways leading to the front door and around to the gated side access. At the rear is a fully enclosed rear garden laid mainly to lawn with a paved patio area adjacent to the property.

### HALL, STAIRS & LANDING:

Composite external door. Laminate floor in hallway. Fitted carpet to stairs & landing. Radiator. BT point. Room thermostat. Airing cupboard.

### CLOAKROOM:

3'2" x 6'0" (0.968 x 1.819)

Two piece white suite. Extractor. Laminate flooring.

### LOUNGE:

22'7" x 10'6" (6.885 x 3.207)

UPVC window to front. UPVC window to side. UPVC French doors to rear. Two radiators. Laminate flooring. TV point. BT point.

### KITCHEN, BREAKFAST & UTILITY ROOM:

16'3" narrowing to 9'5" x 16'3" narrowing to 3'3" (4.950 narrowing to 2.869 x 4.949 narrowing to 1)

Half glazed door to rear. UPVC window to rear. Range of wall and floor units incorporating fridge/freezer, cooking appliances, dishwasher and washer/drier. Single drainer stainless steel sink unit. Radiator. Stone tiled flooring. BT point. TV point.







**STUDY:**

9'8" x 9'5" (2.957 x 2.880)  
UPVC window to front. UPVC window to side.  
Radiator. Fitted carpet. TV point. BT point.

**BEDROOM ONE:**

13'8" x 10'9" (4.155 x 3.281)  
UPVC window to front. UPVC Window to side.  
Radiator. Fitted carpet. BT point. TV point.

**EN-SUITE SHOWER ROOM:**

5'0" extending to 7'11" x 6'9" (1.516 extending to 2.419 x 2.046)

UPVC with obscure glazing to front. Two piece white suite comprising wash hand basin, low level WC, shower cubicle. Radiator. Extractor.

**BEDROOM TWO:**

13'6" x 9'5" (4.122 x 2.876)  
UPVC window to front. Radiator. Fitted carpet.  
TV point. BT point.

**BEDROOM THREE:**

8'9" x 9'5" (2.672 x 2.872)  
UPVC window to rear. Radiator. Fitted carpet.  
BT point. TV point.

**BEDROOM FOUR:**

8'8" x 7'6" extending to 10'4" (2.654 x 2.288 extending to 3.141)  
UPVC window to rear. Radiator. Fitted carpet.  
BT point. TV point.

**BATHROOM:**

5'7" x 7'3" (1.698 x 2.214)  
UPVC window with obscure glazing to rear.  
3Three piece white suite comprising; wash hand basin, low level WC, bath. Radiator.

**GARDEN:**

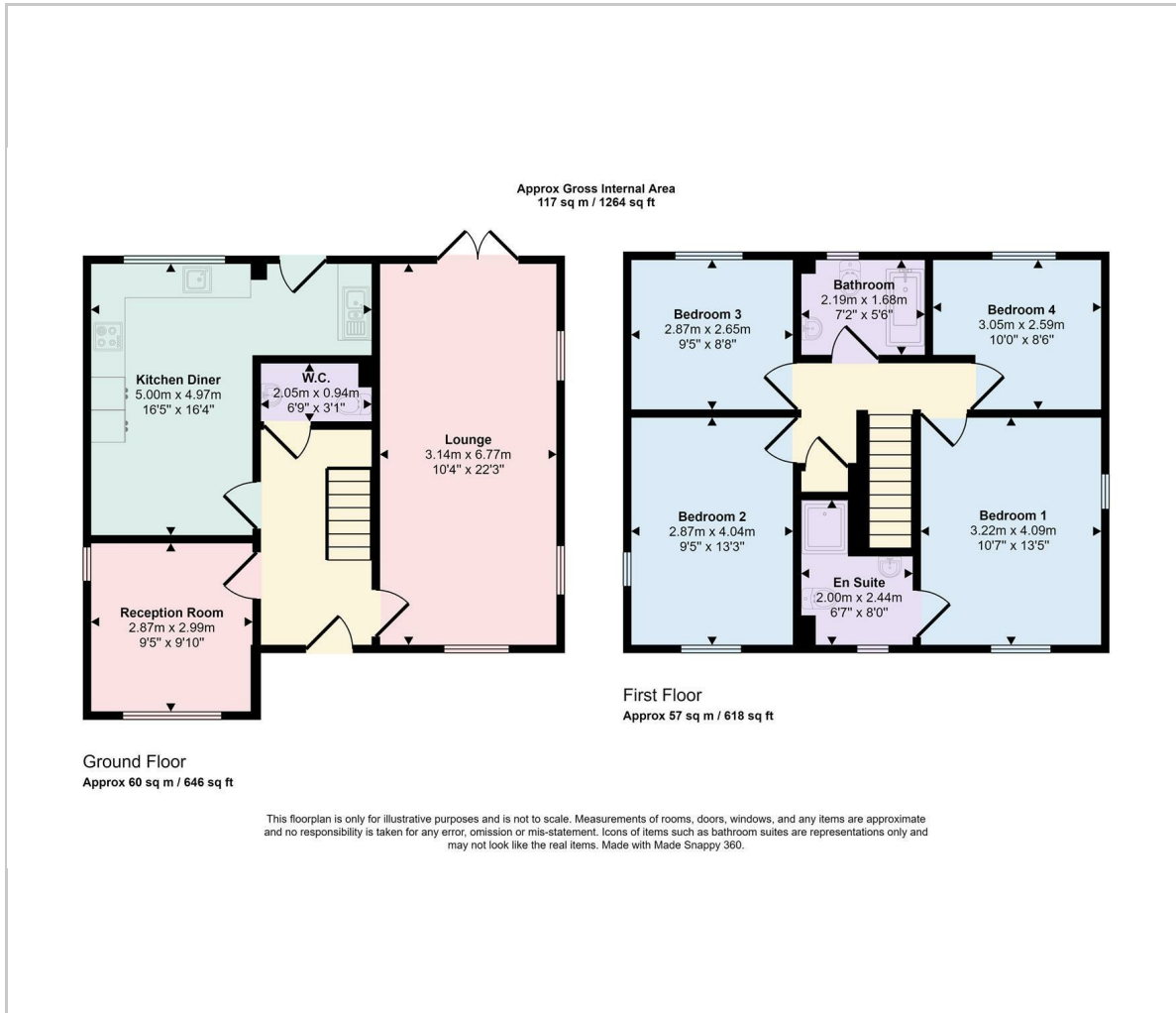
The property sits behind a privet hedge with a small lawn area and pathway to the rear garden. The rear garden is laid to lawn with a small patio area. Access to garage.

**GARAGE & DRIVEWAY:**

A single garage with light and power and driveway.



## Floor Plan



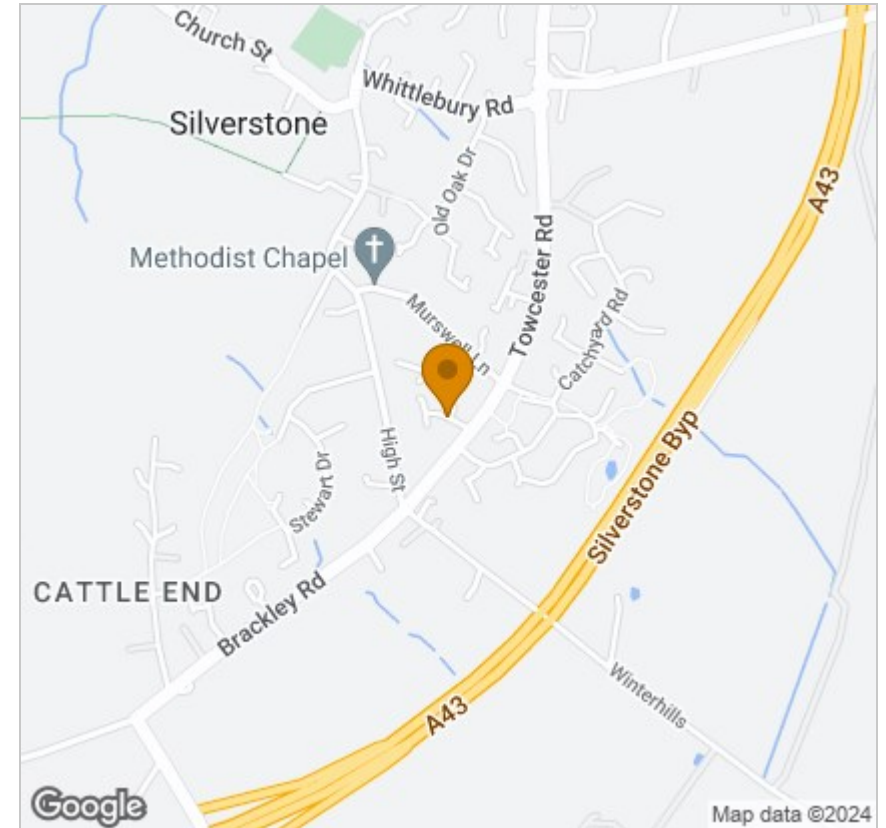
## Viewing

Please contact our Towcester Lettings Office on 01327359164 if you wish to arrange a viewing appointment for this property or require further information.

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Town Hall, 86 Watling Street East, Towcester, Northamptonshire, NN12 6BS  
Tel: 01327359164 Email: towcesterlettings@bartramandco.co.uk <https://www.bartramandco.co.uk>

## Area Map



## Energy Efficiency Graph

