



Newbury Street, Towcester, NN12 6NB



3 Newbury Street
Towcester
Northamptonshire
NN12 6NB

£490,000

A well presented 4 bedroom detached house on a corner plot with a good size garden, garage and driveway.

The property has spacious accommodation comprising an entrance hall, cloakroom, living room, study, a large open plan kitchen/ dining room/ family room and a utility room. On the first floor there are 4 good size bedrooms – the principle bedroom with an en-suite shower room and a four piece family bathroom with shower.

Outside the property has a good size plot with gardens to the front, side and a good size rear garden enclosed by fencing and brick walls. Parking for two cars plus a large single garage.

The property was built by 2001 and it's located towards the edge of the development within walking distance of Towcester High Street.

- Detached House
- 4 Bedrooms
- Family Bath/ Shower Room + En-suite + Cloakroom
- Living Room
- Study
- Large Kitchen / Dining/ Family Room
- Utility Room





Ground Floor

The entrance hall has a tiled floor and doors to all rooms.

A cloakroom has a WC, wash basin and a window to the side.

The study has a window to the front.

The living room is a dual aspect room with a bay window to the side and a window to the front.

The inner lobby area has stairs to the first floor, a cupboard under the stairs and is open plan to the kitchen/ dining/ family room.

The heart of his home is a large open plan kitchen/ dining/ family room. The dining area and family room areas have a high vaulted ceiling with skylight windows, French doors opening to the rear garden and space for a dining table sofas etc. It is open plan to the kitchen area which has a range of units to floor and wall levels with worktops, a one and a half bowl sink unit and a range of integrated appliances to include a gas hob, extractor hood, double oven, fridge/freezer and dishwasher. Windows to the side and rear.

The utility room has further units, work surface, and space for a washing machine and tumble dryer. Gas central heating boiler and door to the side.

Garage & Parking

Large brick built single garage with a pitched tiled roof and up and over door

A tarmac driveway to the side provides off-road parking and leads to the garage

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed). Service charge review period (year/month)

Local Authority: West Northants Council

Council Tax Band:

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

First Floor

The landing has access to the loft, storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom with window to the front, built in wardrobe with mirrored sliding doors and an en-suite shower room with a suite comprising WC, wall mounted wash basin and shower cubicle. Window to the side.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a double bedroom with a dual aspect – Windows to the side and rear.

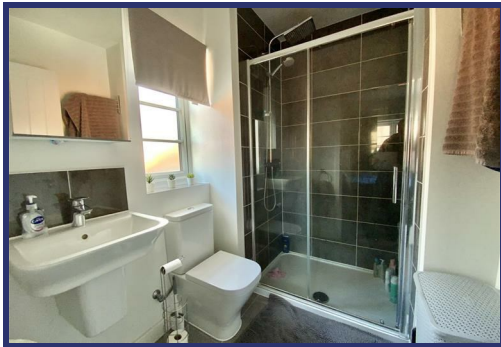
Bedroom 4 is located to the rear.

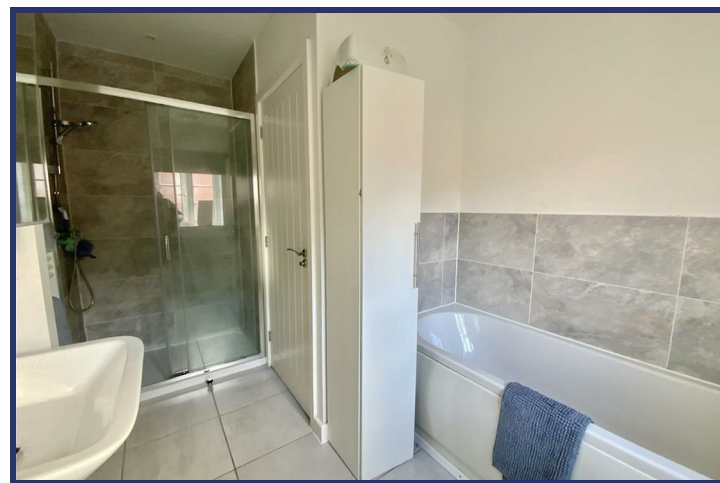
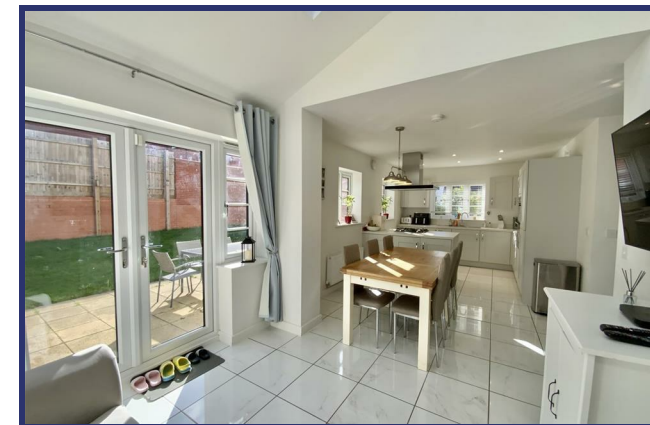
The family bathroom has a four piece suite comprising WC, wall-hung wash basin, bath with mix tap shower, and a separate shower cubicle. Window to the side.

Outside

There are gardens to the front, side and rear, the front boarded by iron railings.

Good sized rear garden is laid with lawn with patio and enclosed by brick walls and fencing.

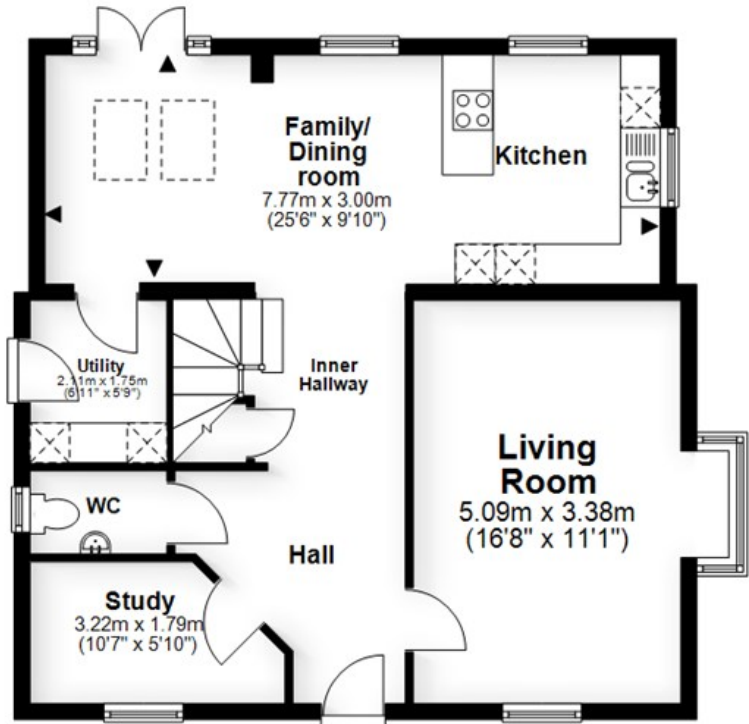






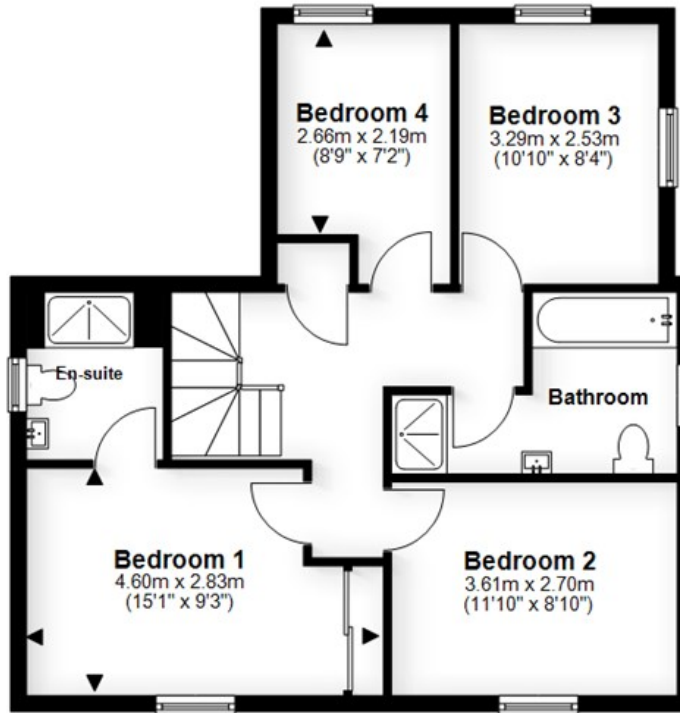
Ground Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



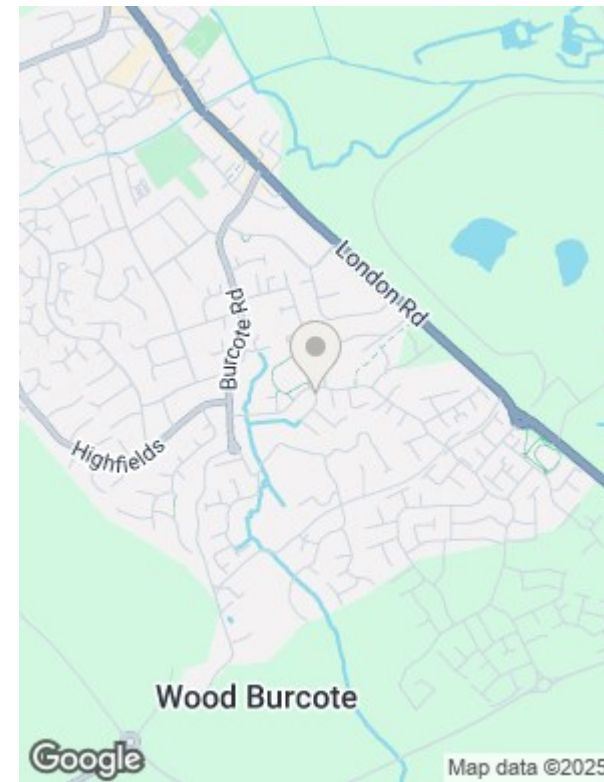
First Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 125.8 sq. metres (1354.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

