



Wetherby Drive, Towcester, NN12 6NW



10 Wetherby Drive  
Towcester  
Northamptonshire  
NN12 6NW

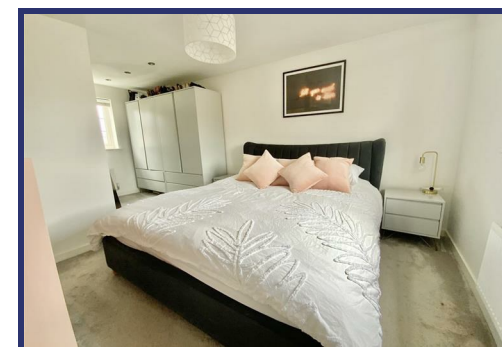
£419,950

**Well presented and spacious 3 bedroom detached house, benefiting from a large open plan kitchen/dining/family room, on his popular modern development.**

The house has accommodation is set over two floors comprising; an entrance hall, cloakroom, separate living room, large open plan kitchen/ dining room/ family room and a utility room. On the first floor there are three bedrooms to include in master suite with ensuite shower room plus a family bathroom. The property has front and rear gardens, driveway with an electric car charging point and a garage.

This is a lovely home of a great design – viewing is recommended.

- Detached House
- 3 Bedrooms
- Master Suite with Dressing Area & Shower Room
- Separate Living Room
- Large Open Plan Kitchen/ Dining/ Family Room
- Utility & Cloakrooms
- Garage & Drive Way
- ELECTRIC CAR CHARING POINT





### Ground Floor

The central entrance hall has stairs to the first floor and doors to both rooms.

The living room is a triple aspect room with windows to the front, side and glazed French doors to the rear.

The heart of this home is a large open plan kitchen/ family/ dining room. The kitchen area has an extensive range of units to floor and wall levels with quartz worktops and an under mounted one and a half bowl sink units. Range of integrated appliances include an electric hob, extractor hood, double oven, dishwasher, and fridge/freezer. The remainder of the room has plenty of space for dining table, sofas chairs etc. The dining and family area has French doors to the side and the window to the rear.

The utility room has a range of units to floor levels with worktops, gas central heating boiler, door to the rear garden and cloakroom.

The cloakroom has a suite comprising WC and wash basin.

### First Floor

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

The master bedroom is a large double bedroom with a dual aspect – windows to both the front and rear. It comprises a bedroom, dressing area and an ensuite shower room. The ensuite shower room has a white suite comprising WC, wash basin and a double sized shower cubicle.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a good size single bedroom located to the rear.

The bathroom has a white suite comprising WC, wash basin and a bath with mixer tap shower attachment. Window to the front.

### Outside

Small front garden which has been planted, path to the front door and the driveway to the side providing off-road parking for one car with an electric car charging point. Side gated access to the rear garden.

The rear garden has a paved patio area and lawn. It is enclosed by fencing and brick walls. Side gated access to the driveway.

### Garage

Brick built garage with up and over door and a pitched tiled roof with loft storage space.

### 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: D

### 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 undertake 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.

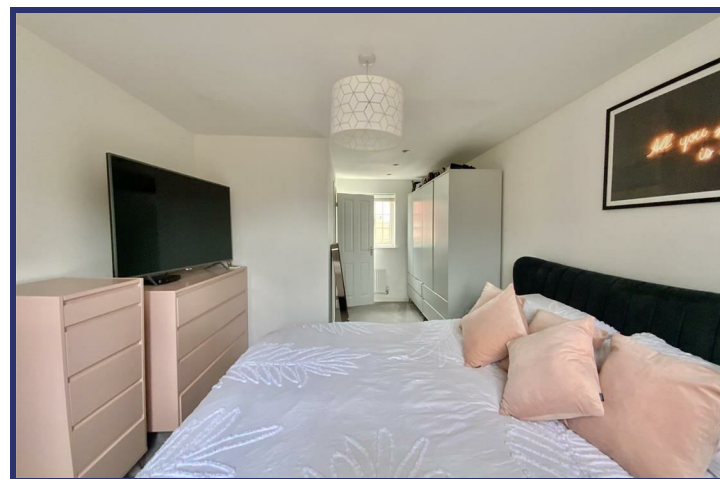
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

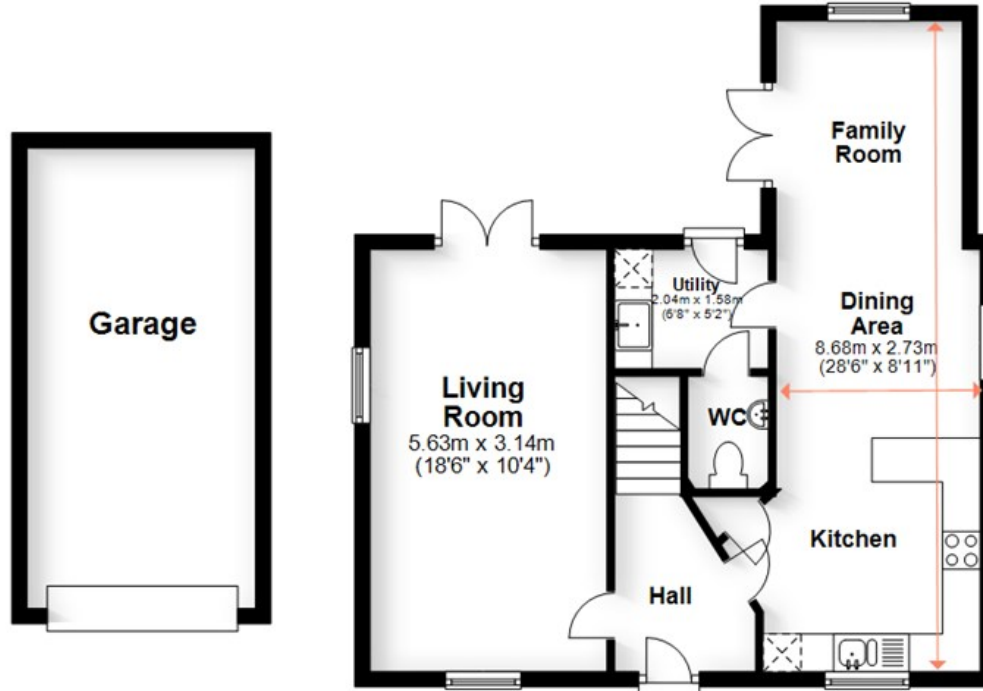






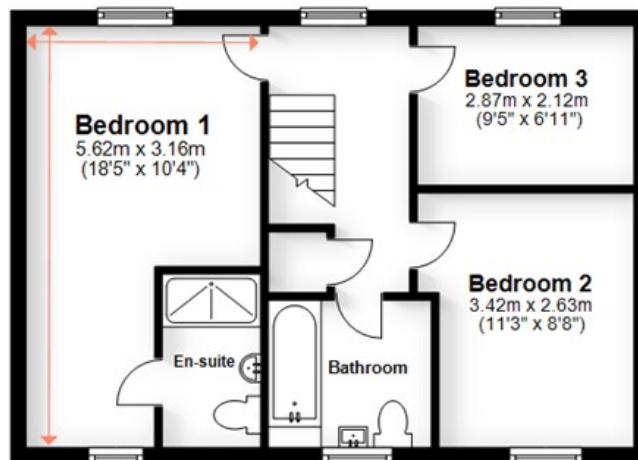
### Ground Floor

Approx. 52.8 sq. metres (568.5 sq. feet)



### First Floor

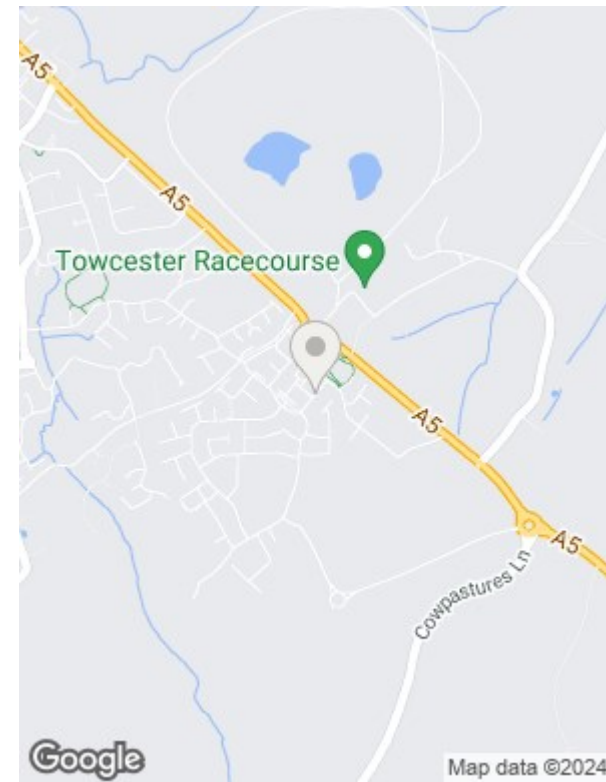
Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 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

By appointment only via Carters.  
We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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	

