



33 Catterick Way, Towcester, Northamptonshire, NN12 6NX

HOWKINS &  
HARRISON

33 Catterick Way, Towcester,  
Northamptonshire, NN12 6NX

Guide Price: £325,000

An immaculate three bedroom, two bathroom, three storey, end of terrace property, constructed in 2019 by Persimmon Homes to their Charlton design. The accommodation comprises sitting room, kitchen / dining room, ground floor cloakroom, two bedrooms and a family bathroom on the first floor, master bedroom and en-suite on the second floor. There is driveway parking and a professionally landscaped rear garden.

#### Features

- Persimmon Charlton design
- Three storey town house
- Kitchen / dining room
- Sitting room
- Ground floor cloakroom
- Three bedrooms
- Two bathrooms
- Immaculate presentation
- Driveway parking
- Professionally landscaped garden



## Location

Situated within close distance to the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



## Ground Floor

Enter into the lovely sitting room which leads through to an inner hallway with cloakroom off, beyond which is the comprehensively fitted kitchen / dining room, with glazed double doors opening into the garden.

## First Floor

Dog-leg stairs lead to the landing which provides access to two generous bedrooms and the family bathroom.

## Second Floor

There is an indulgent master bedroom complete with en-suite shower room.





## Outside

There is a driveway to the side providing offroad parking for at least two cars. Gated access leads to the professionally landscaped rear garden which boasts patio, lawn, mature planting and garden shed.

## Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

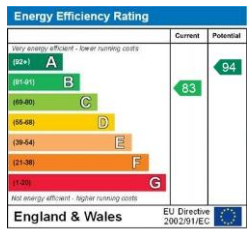
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - C



## Howkins & Harrison

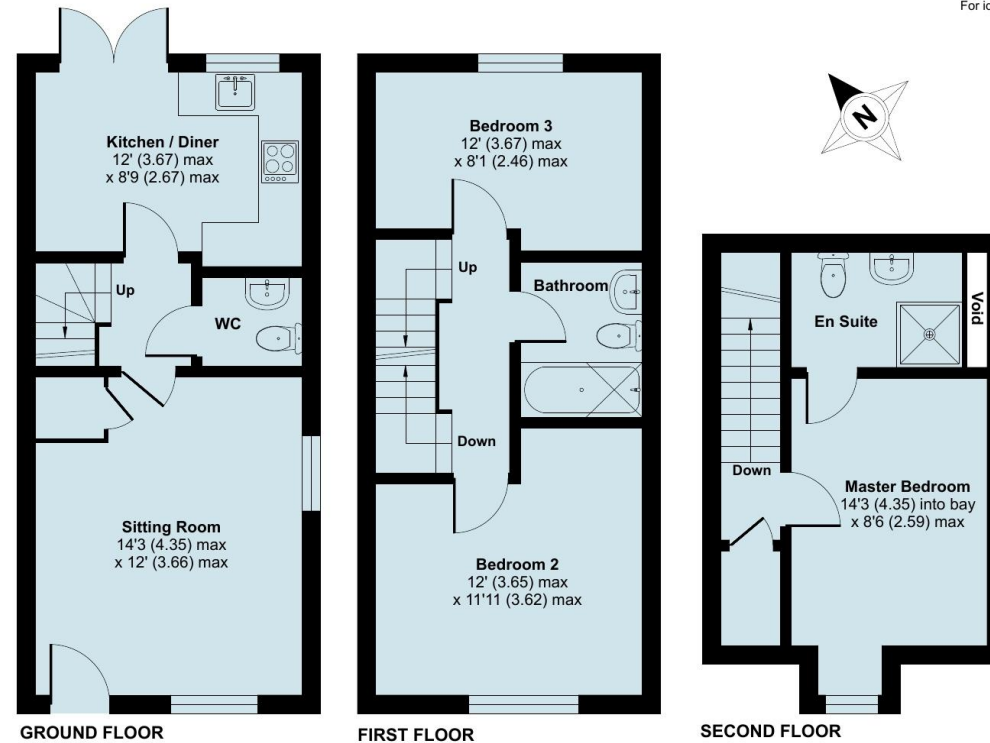
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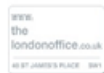
Approximate Area = 887 sq ft / 82.4 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1319055

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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