



4 Sedgefield Drive, Towcester, Northamptonshire, NN12 6NF

Guide Price £385,000

A beautifully presented three storey home constructed in 2021 by Bloor Homes to their popular Holnicote design. The accommodation includes three bedrooms, two bathrooms, sitting room and kitchen/dining room which opens onto the landscaped rear garden. The property further benefits from ample driveway parking.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



TOWCESTER

Situated within walking distance of 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 Towcestrians 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

The entrance hallway has stairs rising to the first floor and doorway to the sitting room, which in turn leads to the kitchen/dining room, which benefits from a range of fitted units and integrated appliances, with French doors leading to the garden. There is a utility area and cloakroom off the kitchen.

FIRST FLOOR

There are two double bedrooms, both of which benefit from storage cupboards, and a four-piece family bathroom.

SECOND FLOOR

On the second floor, is the generous master bedroom, with a dressing area and en-suite shower room.

OUTSIDE

The property is approached by a driveway offering ample off-road parking. There is a footpath leading to the front door, with the remainder of the front garden mostly laid to lawn with a hedge border. There is a courtesy gate to the rear garden, which has been thoughtfully landscaped, mostly laid to lawn with Astro-Turf, with raised beds and patio seating areas.

LOCAL AUTHORITY

West Northamptonshire Council
The Forum, Moat Lane
Towcester, NN12 6AD

COUNCIL TAX BAND

Band - C

VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. 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 :
Mains 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 water, electricity, gas and drainage services.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

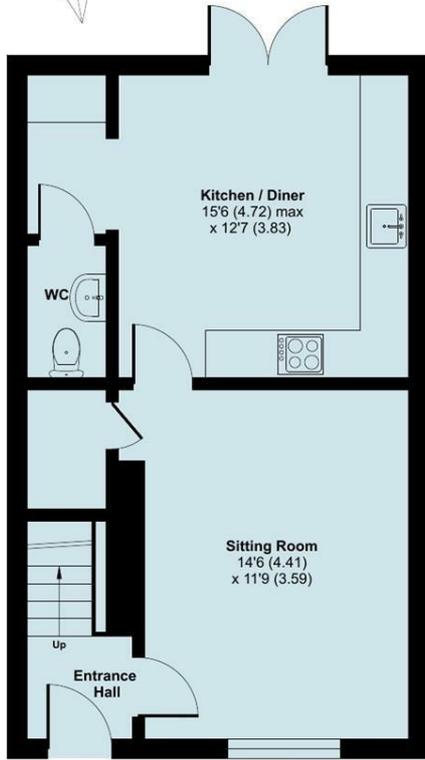
IMPORTANT NOTICE

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.

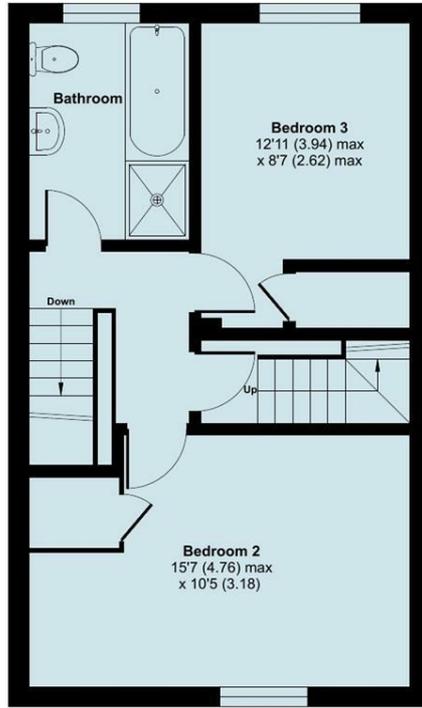


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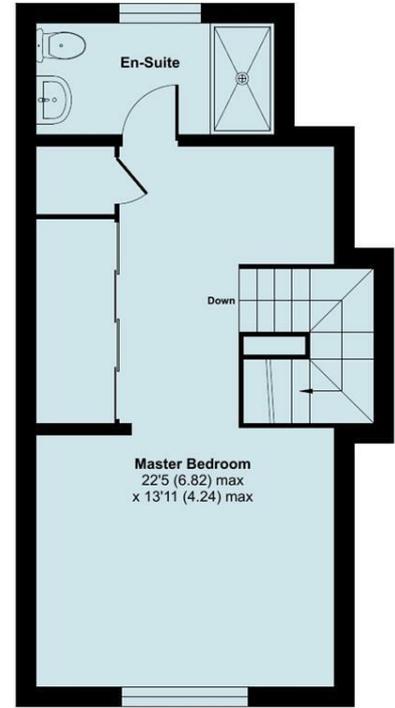
Approximate Area = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



GROUND FLOOR

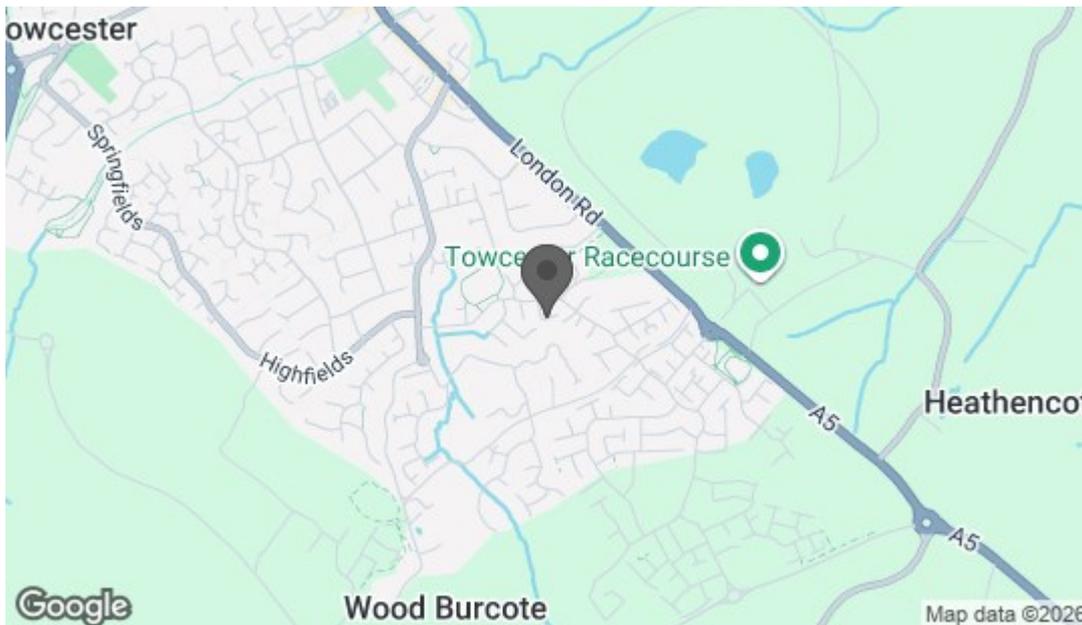


FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nvhcom 2025. Produced for Howkins & Harrison. REF: 1257692.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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