

26 Bramble Road, Towcester, Northamptonshire, NN12 6US

HOWKINS & HARRISON

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Towcester,
Northamptonshire,
NN12 6US

Guide Price: £625,000

Conveniently situated within walking distance of local amenities and Towcester town centre, this beautifully presented detached family home sits at the end of a cul-de-sac. The spacious and flexible accommodation extends to approximately 1,904 sq ft, to include entrance hall, kitchen/breakfast room, utility and cloakroom, dining room, sitting room, study, five generous bedrooms and two bathrooms. Outside, the property further benefits from a landscaped front and rear gardens, a double garage and ample driveway parking.

Features

- Detached family home
- Beautifully presented throughout
- Kitchen/breakfast room
- Sitting room, dining room & study
- Utility & cloakroom
- Master bedroom en-suite
- Four further bedrooms & family bathroom
- Landscaped gardens
- Double garage & driveway parking
- EPC rating: C







Location

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 hall has a cloakroom off and leads to the kitchen/breakfast room with a range of fitted units and a separate utility room. There is a generous dining room, sitting room and a study.

First Floor

The spacious master bedrooms boasts fitted wardrobes and an en-suite bathroom. There are four further bedrooms, all with fitted wardrobes, sharing a family bathroom.











Outside

The property is situated at the end of a cul-de-sac, approached by a block paved driveway providing ample off-road parking and access to the double garage. The remainder of the front garden is neatly laid to lawn with a pathway to the front door.

To the rear, the landscaped garden enjoys a south/easterly aspect, mostly laid to lawn with mature shrubs, trees, thoughtfully planted borders and a patio seating area.

Agents Note

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














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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 warrantied in any way.

Services

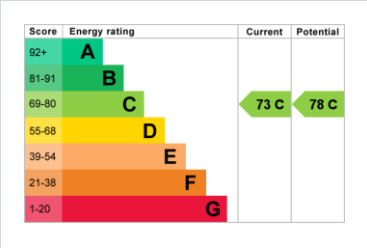
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

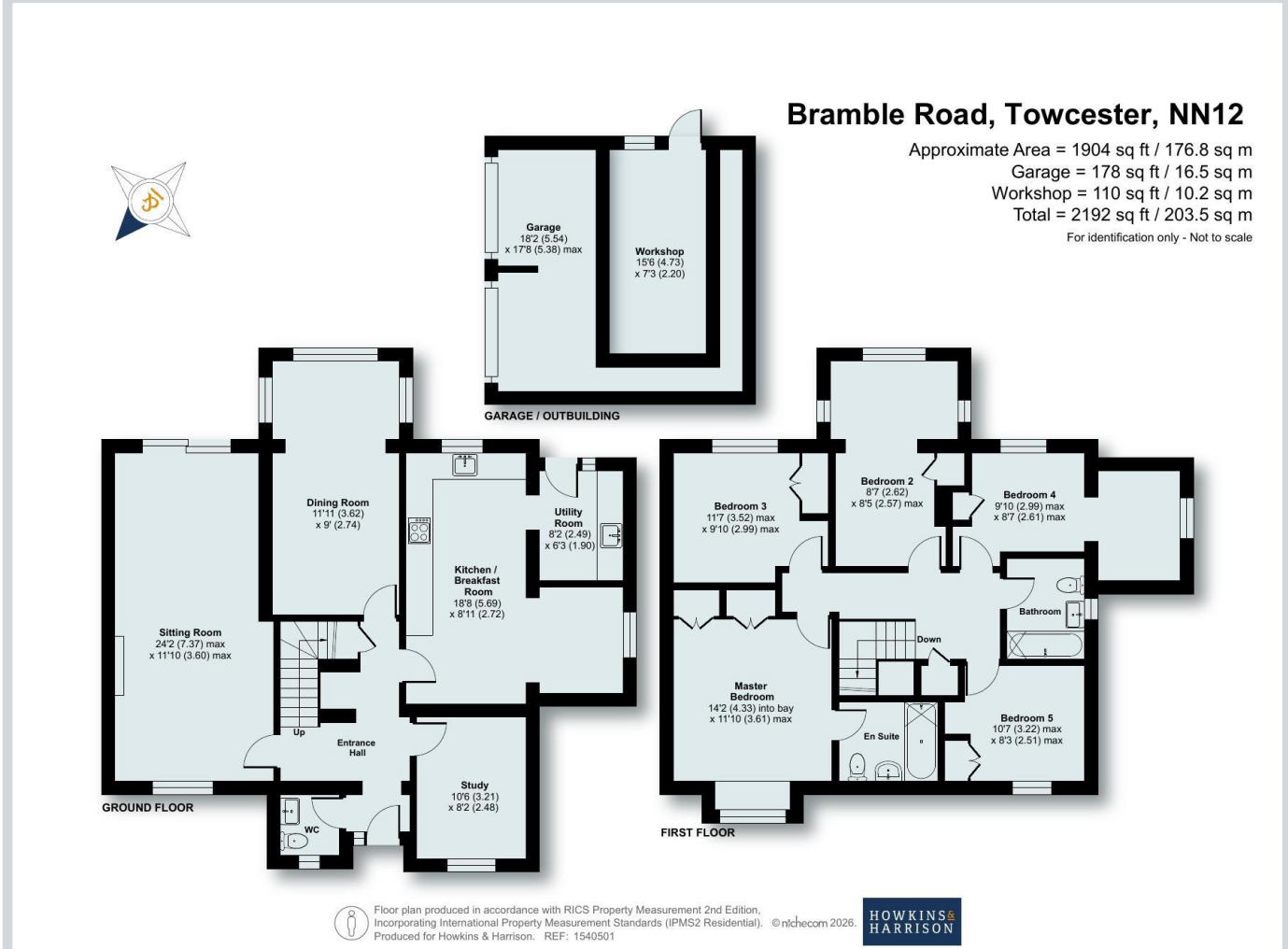
Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E





Howkins & Harrison

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Twitter	HowkinsLLP
Instagram	HowkinsLLP

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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