



6 Redhouse Drive, Towcester, Northamptonshire, NN12 6LP

HOWKINS &  
HARRISON

6 Redhouse Drive, Towcester,  
Northamptonshire, NN12 6LP

Guide Price: £600,000

A beautiful detached family home, built by Redrow Homes to their popular Bay design, occupying an enviable plot on the sought after Burcote Park development. The immaculate accommodation comprises entrance hall, sitting room, superb kitchen / dining / family room with bi-fold doors, utility, cloakroom, superb glazed canopy over patio, master bedroom with en-suite, three further generous bedrooms and family bathroom. There is driveway parking for two / three cars, large single garage, and low maintenance gardens to front and rear.

#### Features

- Superb detached family home
- Redrow built, Bay design
- Desirable Burcote Park location
- Lovely kitchen / dining / family room
- Utility room & Cloakroom
- Sitting room
- Master bedroom with en-suite
- Three further bedrooms & bathroom
- Fantastic glazed canopy over patio
- Immaculate presentation throughout
- Low maintenance Astro-Turf gardens
- Energy rating B



## 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 opens to the sitting room, and beautiful kitchen / dining / family room which has replacement bi-fold doors opening to the superb patio area, with substantial glazed canopy over, making a great inside / outside connection. There is also a utility room and cloakroom.

## First Floor

The master bedroom boasts an en-suite, with three further generous bedrooms and a family bathroom.





## Outside

There is an open plan front garden laid with quality Astro-Turf, with tarmac driveway to one side providing parking for two / three cars and access to the large single garage with power, light and personal door to the rear garden and an EV charge point. Across the back of the house, and covering the large patio, is a superb glazed canopy, perfect for outside entertaining. The garden is laid to quality Astro-Turf, with mature raised beds, and a garden shed behind the garage.



A beautiful 4 bedrooned detached family home, built by Redrow Homes to their popular Bay design, occupying an enviable plot on the sought after Burcote Park development.





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 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.

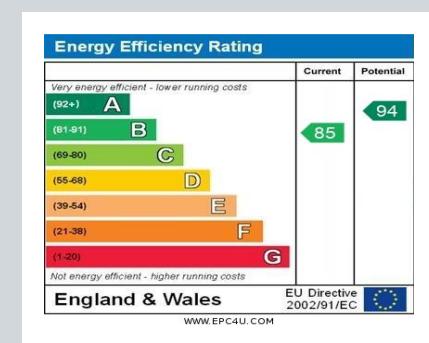
## Services

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 water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - F



## Howkins & Harrison

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Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

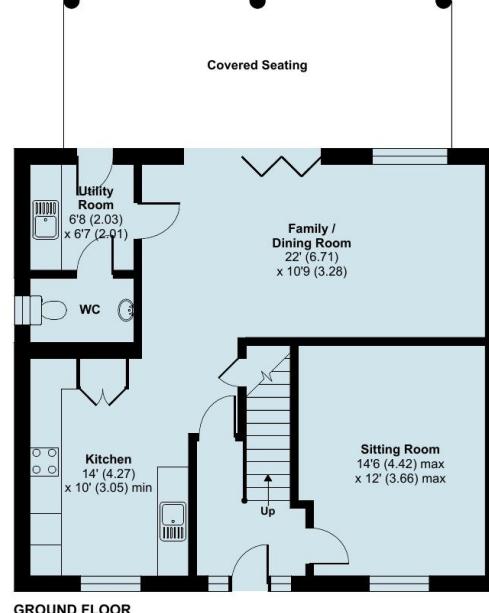
## Redhouse Drive, Towcester, NN12

Approximate Area = 1544 sq ft / 143.4 sq m

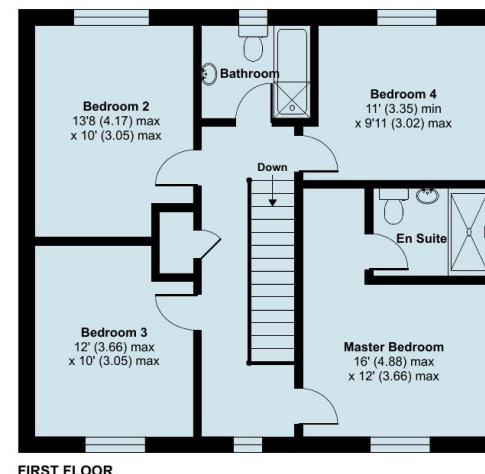
Garage = 179 sq ft / 16.6 sq m

Total = 1723 sq ft / 160 sq m

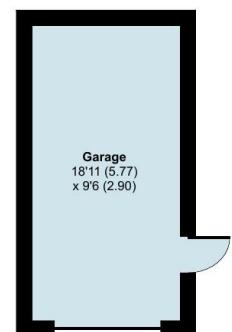
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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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