



6 Woodcroft Close, Towcester, Northamptonshire, NN12 6BD

HOWKINS &
HARRISON

6 Woodcroft Close,
Towcester,
Northamptonshire,
NN12 6BD

Guide Price: £385,000

Situated in a quiet cul-de-sac and within walking distance of the many amenities in Towcester town centre, this delightful three-bedroom link detached property is offered in excellent condition throughout. The property has an enclosed garden, driveway parking and a single garage.

Features

- Link detached
- Three bedrooms
- Sitting room
- Open plan kitchen/ dining room
- Enclosed garden
- Driveway parking
- Single garage
- Conservatory
- Energy Rating D



Location

Woodcroft Close is a small, established residential cul-de-sac situated within the popular market town of Towcester, West Northamptonshire. The location enjoys convenient access to Towcester town centre, which is approximately a 10-minute walk away and offers a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants, medical facilities, leisure centres and highly regarded primary and secondary schools. Towcester is one of England's oldest market towns and provides an attractive blend of historic character and modern convenience.

For commuters, Woodcroft Close is well positioned with excellent road connections via the A5 and A43, providing straightforward access to Northampton, Milton Keynes, Silverstone and the M1 motorway (Junctions 15A and 16). Rail services are available from nearby Northampton and Milton Keynes Central stations, offering regular services to London Euston and Birmingham. The surrounding area offers a range of recreational opportunities, including riverside walks, local parks, sports facilities and nearby countryside. Towcester is also renowned for its proximity to the Silverstone Circuit, hosting international motorsport events throughout the year, while a variety of pubs, cafés and community facilities contribute to the town's vibrant atmosphere.



Ground Floor

Entrance hall, sitting room, open plan kitchen/ dining room with a range of fitted units, a range cooker and dishwasher. Patio doors lead from the dining room to the conservatory, and garden beyond. In the kitchen, there is an understairs storage cupboard and door leading to the garden.

First Floor

There are two double bedrooms, both of which benefit from fitted wardrobes, one single bedroom, and a family bathroom.

Outside

The property is set in a quiet cul-de-sac and is approached by a block paved driveway leading to the single garage and front door. To the rear of the property, the garden is enclosed on all sides and mostly laid to lawn edged with mature shrubs. There is a patio area immediately outside the property.

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 water, electricity, gas and drainage services.

Agents Note

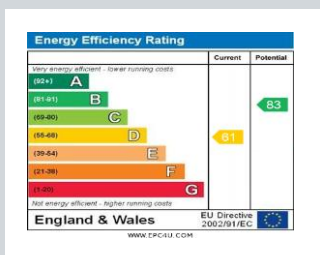
Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel: 0300- 1267000.

Council Tax Band – C



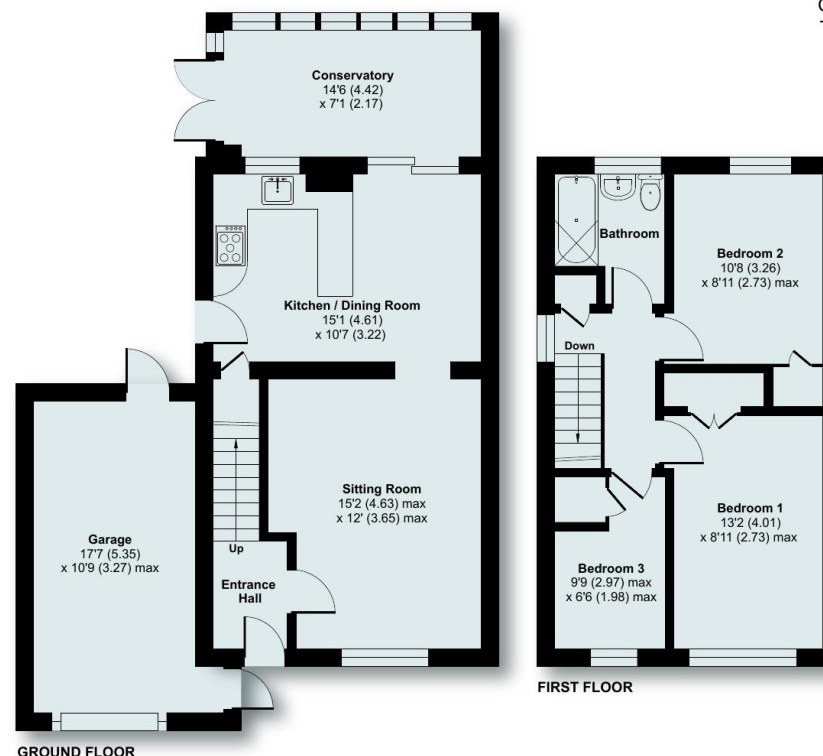
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Approximate Area = 926 sq ft / 86 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1090 sq ft / 101.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1493384

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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.