

**11 Hamilton Drive**

**TOWCESTER  
NN12 6PN**

**£325,000**



- SEMI DETACHED
- CUL-DE-SAC LOCATION
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY FOR TWO CARS
- BUILT IN 2022

- THREE BEDROOMS
- LOUNGE/DINER
- EN-SUITE TO MASTER
- DOUBLE GLAZED & CENTRAL HEATING
- ENERGY RATING: B

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Tucked away in a quiet cul-de-sac, this modern home offers well-planned accommodation throughout. The ground floor features an entrance hall, cloakroom, fitted kitchen with integrated appliances, and a spacious lounge/diner with French doors opening to the rear garden.

Upstairs, the property boasts three bedrooms, including a principal bedroom with en-suite, alongside a stylish family bathroom. Externally, there is a driveway to the side providing off-road parking, as well as a private, enclosed rear garden. Additional benefits include double glazing and gas central heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, doors leading to cloakroom, kitchen, lounge/diner, stairs rising to first floor.

### **Cloakroom**

Fitted with a two piece suite comprising low level WC, pedestal sink, tiled splash backs.

### **Kitchen**

9'9" x 8'8" (2.98 x 2.65)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric double oven, fitted gas hob with extractor hood over, splash backs, built in fridge/freezer, built in washing machine, built in dishwasher, window to front aspect.

### **Lounge/Diner**

13'4" x 17'2" (4.07 x 5.25)

Window and French doors to rear garden, under stairs storage cupboard.

## **First Floor**

### **Landing**

Built in storage cupboard, doors to all rooms.

### **Bedroom One**

10'6" including wardrobes x 8'11" (3.21 including wardrobes x 2.73)

Window to front aspect, fully fitted built in mirrored wardrobe, built in storage cupboard, door to en suite.

### **En Suite**

Fitted with a three piece suite comprising low level WC, pedestal sink, shower cubicle with fitted rain shower over, tiled splash backs.

### **Bedroom Two**

6'7" x 9'10" (2.03 x 3)

Window to rear aspect.

### **Bedroom Three**

7'0" x 6'7" (2.15 x 2.03)

Window to rear aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level WC, pedestal sink, panel bath with fitted shower over, extractor fan, tiled splashbacks, obscured window to side aspect.

## **Externally**

### **Front Garden**

Slate areas with pathway to front door, driveway providing off road parking for two cars.

### **Rear Garden**

Laid to patio and lawn, enclosed by timber fencing, shed, gated side access.

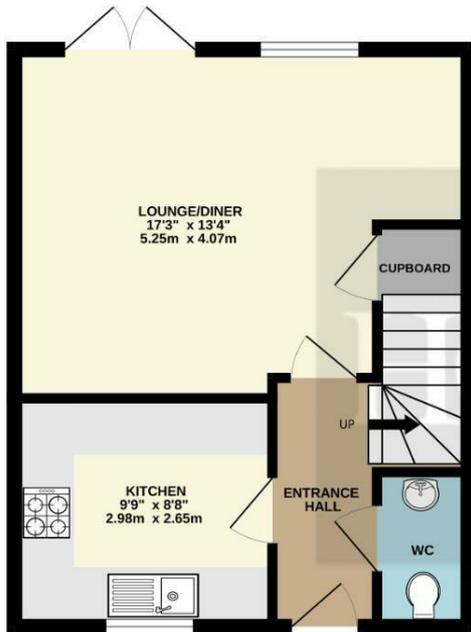
### **Agents Notes**

Council Tax Band: C





GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



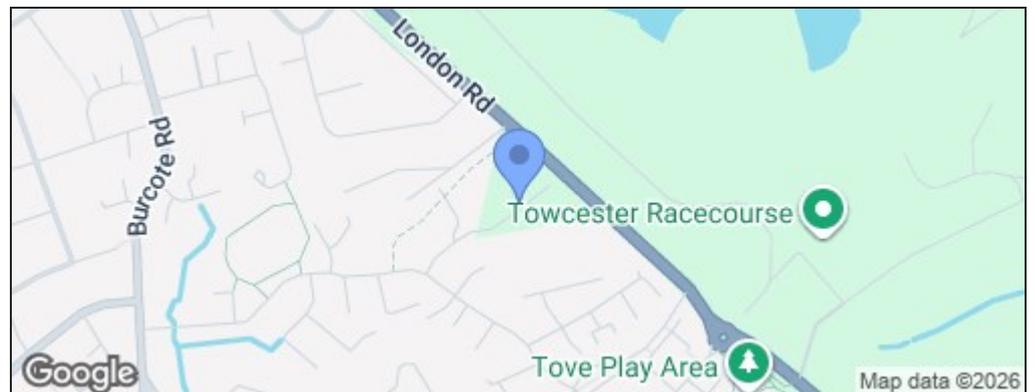
1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.