

Towcester

Pound Close, Burcote Park, Towcester, NN12

David Cosby
Estate Agents


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Treetops

Burcote Park, Towcester, NN12

Total GIA Floor Area | Approx. 110 sqm (1184 sqft)

Features

- Exceptionally well presented four-bedroom detached home
- Sought-after Burcote Park setting
- House and garden not directly overlooked
- Overlooking a green and balancing pond
- Extensive specification upgrades
- Amtico flooring throughout the ground floor
- Dual aspect sitting room with French doors
- Upgraded kitchen and separate utility room
- Fitted wardrobes and principal en suite
- Private rear garden with mature tree screening
- Detached garage and driveway parking for two

Description

Treetops is an exceptionally well-presented four-bedroom detached home occupying a particularly attractive position within the sought-after Burcote Park development. Overlooking an open green and balancing pond to the front, with mature trees providing a leafy backdrop to the enclosed rear garden, the house and garden enjoy a private setting without being directly overlooked by neighbouring homes.

The owners selected an extensive range of upgrades over the developer's standard specification, including enhanced kitchen cabinetry and work surfaces, Amtico timber-effect flooring throughout the ground floor, upgraded lighting, fitted bedroom wardrobes and handmade lined curtains, and blinds. Carefully maintained and tastefully decorated, the house offers a home ready for immediate occupation.

The accommodation includes a dual aspect sitting room, an open plan kitchen and dining room, a separate utility room and a ground floor cloakroom. Upstairs are four bedrooms, an en suite shower room and a family bathroom. A driveway provides parking for two vehicles, while the landscaped rear garden has paved terraces for dining and seating. Burcote Park's generous green spaces, mature trees and wide, tree-lined walks contribute to its distinctive setting, with the amenities of Towcester within easy reach.

An exceptionally well-presented four-bedroom detached home in sought-after Burcote Park, overlooking an open green, with upgraded interiors, a private garden and detached garage.



The Property

Entrance hall
A traditional timber-effect entrance door with a central glazed panel opens into the welcoming entrance hall. Amtico timber-effect flooring extends through the ground floor, complemented by neutral decoration and white two-panel internal doors with satin aluminium handles. The hall provides access to the sitting room, cloakroom, kitchen and dining room, together with a useful cupboard for coats and shoes. A carpeted quarter-turn staircase with oak handrails rises to the first floor.

Sitting room
Extending the full depth of the house, the well-proportioned sitting room enjoys a dual aspect, with a three-pane casement window overlooking the green and balancing pond to the front. French doors with full-height glazed side panels frame views of the rear garden and open directly onto the patio. Amtico flooring and a restrained two-tone decorative scheme complete the room.

Ground floor cloakroom
Fitted with a white close-coupled toilet and pedestal wash hand basin with a chrome mixer tap. Neutral decoration, Amtico flooring and recessed lighting provide a simple, bright finish, with mechanical extract ventilation.

Kitchen and dining room
The open plan kitchen and dining room combines a well-equipped kitchen overlooking the front green with a dining area opening onto the rear garden. Amtico flooring and teal-painted walls link the two spaces, while a breakfast bar provides an additional place for informal meals.

The kitchen is fitted with an extensive range of off-white Shaker-style base and wall cabinets, complemented by limestone-effect composite work surfaces and matching upstands. The specification includes additional cabinetry and worktop space selected by the owners, together with a stainless steel one-and-a-half-bowl sink and chrome mixer tap. Integrated appliances comprise a dishwasher, electric hob with an extractor hood above, a double oven and a full-height fridge freezer.

The dining area comfortably accommodates a family table and chairs. French doors with full-height glazed side panels admit good natural light and open onto the rear terrace, providing a convenient connection for outdoor dining. A separate door leads to the utility room.








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The Property

Utility room
The utility room has cabinetry and limestone-effect work surfaces matching those in the kitchen, with a stainless steel sink, drainer and mixer tap, together with space beneath the counter for a washing machine. Teal decoration and Amtico flooring continue from the kitchen / dining area. Recessed lighting and mechanical extract ventilation are installed, and a part-glazed external door opens onto the rear patio.

First floor landing
The central landing has white balustrades, oak handrails and fitted carpeting. White two-panel doors open to the four bedrooms, family bathroom and a substantial airing cupboard.

Bedroom one
A comfortable double bedroom overlooking the rear garden through a three-pane casement window, with mature trees beyond. A bespoke six-door fitted wardrobe provides extensive hanging and shelving space. Soft two-tone decoration and fitted carpeting complete the room.

En suite shower room
The en suite is fitted with a double-width shower enclosure with a sliding glass screen and chrome shower fittings, a close-coupled toilet and a wash hand basin with a chrome mixer tap. Large-format limestone-effect tiling lines the shower enclosure, complemented by grey-painted walls and Amtico timber-effect flooring. An obscured-glazed window provides natural light, with recessed ceiling lights, mechanical extract ventilation and a tall chrome heated towel rail.










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Bedroom two
A further double bedroom overlooking the rear garden, with a three-pane casement window and a bespoke two-door fitted wardrobe incorporating a hanging rail and upper shelf. Neutral decoration and fitted carpeting provide a light, understated finish.

Bedroom three
A single bedroom with views over the front green towards the balancing pond. A fitted two-door wardrobe provides hanging and shelving space, while neutral walls and fitted carpeting allow flexibility for use as a bedroom, nursery or dressing room.

Bedroom four
Currently arranged as a home office, the fourth bedroom enjoys a pleasant outlook over the green and balancing pond through a two-pane casement window. The room has neutral decoration and fitted carpeting.

Family bathroom
The family bathroom is fitted with a white panelled bath with a chrome mixer tap, shower above and glass screen, together with a close-coupled toilet and wash hand basin. Large-format limestone-effect tiling surrounds the bath, complemented by grey-painted walls and Amtico timber-effect flooring. An obscured-glazed window provides natural light and ventilation, supplemented by mechanical extraction and a chrome heated towel rail.

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Grounds

Front garden and driveway

The house overlooks an open green and balancing pond, with mature trees contributing to the attractive approach. An L-shaped lawn extends across the front and side, with laurel hedging defining the outer edge. Low brick walling and neatly clipped hedging border the front elevation, while riven stone steps lead to the entrance beneath a slate-covered canopy supported on timber gallows brackets.

A driveway alongside the house provides tandem parking for two vehicles and leads to the detached garage. A side gate gives access to the rear garden.

Rear garden

The enclosed rear garden is not directly overlooked by neighbouring homes and enjoys an established leafy backdrop, with mature trees, including Scots pine and lime, providing additional screening. A full-width riven stone terrace adjoins the house, accessed from both the sitting room and dining area, with ample space for outdoor dining and seating.

Beyond the terrace, a central lawn is bordered by a curved planting bed containing a variety of established low-growing shrubs. A further raised paved seating area occupies the far corner, with gravel margins providing space for pots and additional planting. Paving continues along the side of the house to a useful storage shed.

Garage

The detached garage is built in matching red brick beneath a pitched natural slate roof, with a soldier course above the traditionally styled vehicle door. It provides space for parking or storage and has a concrete floor, exposed roof trusses, power and lighting supplied through a separate fused connection.

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Location

Burcote Park occupies an attractive position on the southern edge of Towcester, combining a leafy residential setting with convenient access to the town. The neighbourhood incorporates extensive parkland, established trees and woodland walks. Its generous green spaces and varied, traditionally styled homes give the development a distinctive character, with Treetops enjoying a particularly appealing position overlooking an open green and balancing pond.

The historic market town of Towcester offers a good range of independent shops, cafés, restaurants and supermarkets, alongside the attractive Watermeadows and a variety of local clubs and societies. Leisure facilities include a gym, swimming pools and sports courts at Towcester Centre for Leisure, while Sponne School provides secondary education and sixth-form provision within the town.

The nearby A5 and A43 provide connections towards Milton Keynes, Northampton and the wider motorway network, including the M1 and M40. Mainline railway stations at Milton Keynes Central and Northampton offer services to London Euston, making the location practical for those travelling further afield.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Gas, Electricity, Water, and Drainage

Heating: Gasfired central heating

Council Tax Band: Band E **EPC Rating:** B

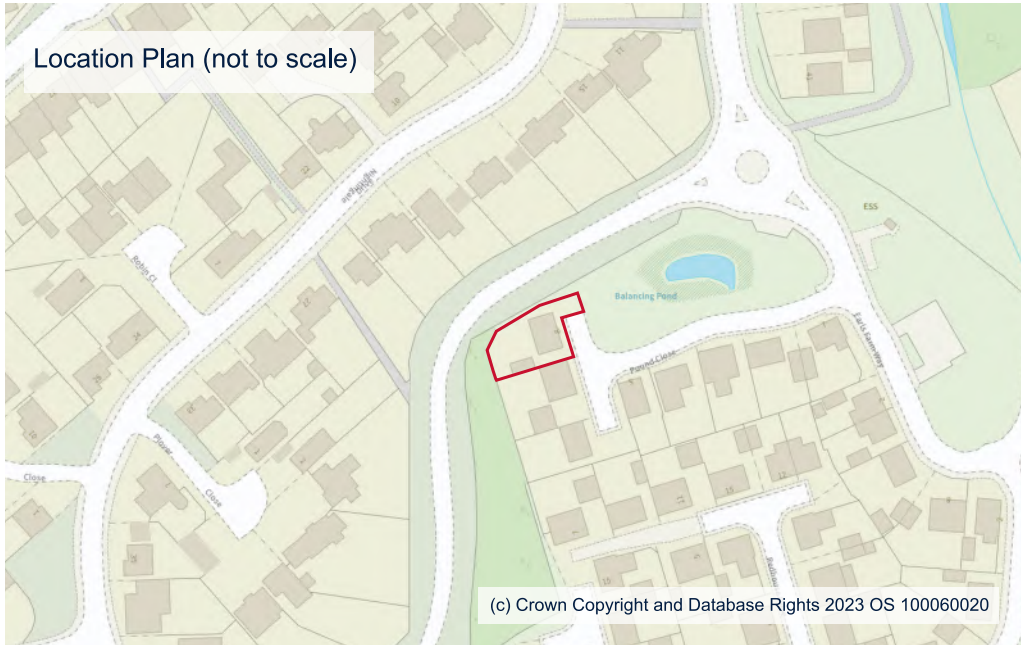
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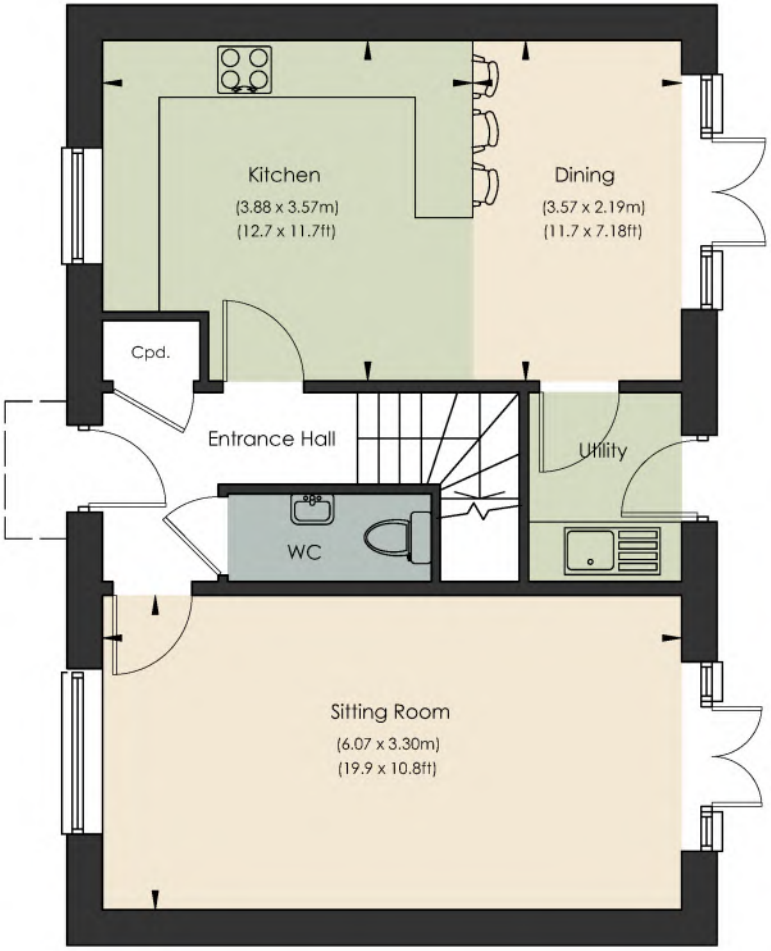




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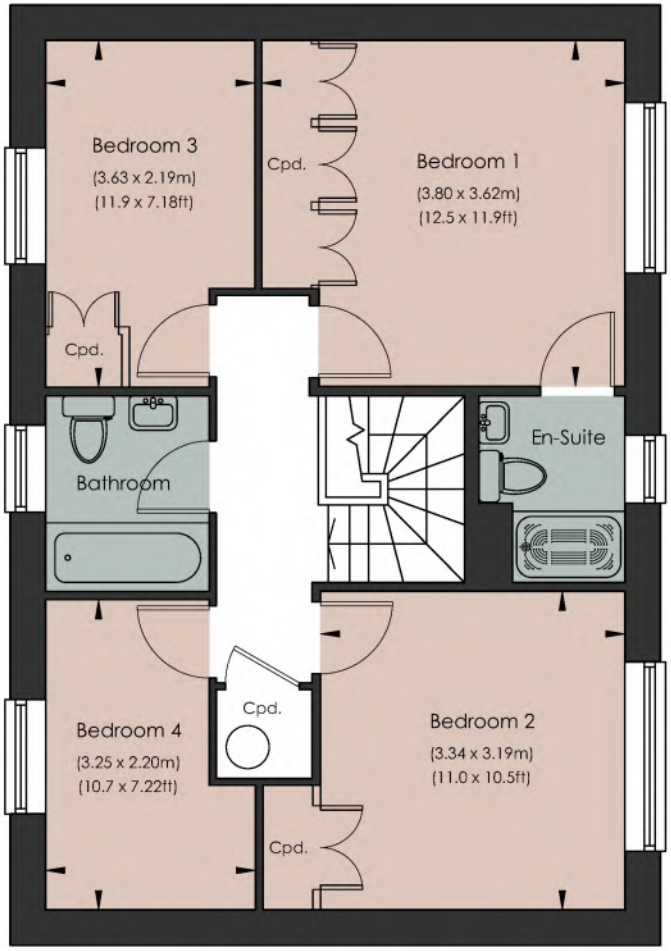
Approximate GIA (Gross Internal Area) = 110 sqm (1184 sqft)

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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



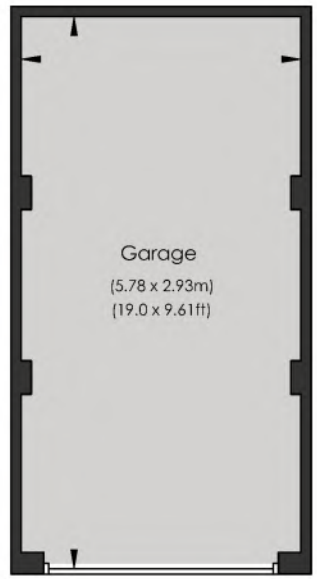
GROUND FLOOR GIA = 55 sqm (592 sqft)

N



FIRST FLOOR GIA = 55 sqm (592 sqft)

N



GARAGE GIA = 16 sqm (172 sqft)

(Position & Orentation Not Relative)

N

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