



30 Drayson Way, Towcester, Northamptonshire, NN12 6LL

HOWKINS &
HARRISON

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Northamptonshire, NN12 6LL

Guide Price: £435,000

Built by Redrow Homes to their 'Holly' design, this three-bedroom semi-detached property sits on a small driveway in the peaceful woodland setting of Wood Burcote yet is conveniently located for access to the many amenities available in Towcester town centre. The accommodation is beautifully presented and the south facing garden is enclosed on all sides. There is a single garage, ample driveway parking and an EV charging point.

Features

- Semi detached property
- Built by /Redrow Homes to their Holly design
- Three bedrooms
- Two bathrooms
- Kitchen/dining room
- Sitting room
- Cloakroom
- Enclosed south facing garden
- Single garage and driveway parking
- Energy Rating B



Location

Situated within close distance to 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

Entrance hall, cloakroom, sitting room with a patio door into the garden, spacious kitchen/dining room with a range of fitted units and integrated appliances including an oven and microwave, hob, dishwasher and fridge freezer and with French doors opening onto the patio and garden beyond.

First Floor

The main bedroom benefits from an en-suite, there are two further bedrooms and a family bathroom.





Outside

The property is located off Drayson Way with lovely views from the front of the woods. A drive at the side of the property offers ample off-road parking with an EV charging point, and leads to the single garage, with a gate leading to the rear garden. Wrapping around the front of the property is a landscaped garden with a seating area and a pathway to the front door.

To the rear of the property, the south facing garden is enclosed on all sides and mostly laid to lawn with a patio area and raised borders.

Agents Note

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





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

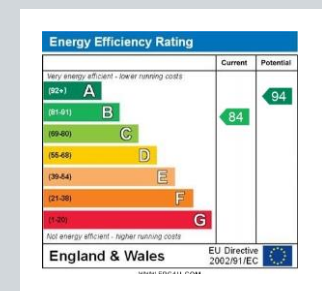
The following services are connected to this property:
gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - C



Approximate Gross Internal Area 1012 sq ft - 94 sq m (Excluding Garage)

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 506 sq ft – 47 sq m

Garage Area 183 sq ft – 17 sq m



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12
6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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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.