



Careys Road, Pury End, Towcester, NN12 7NX

OIEO £365,000

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Situated in the historic hamlet of Pury End, this attractive three bedroom mid-terrace cottage, believed to have originally been a lacemakers cottage dating back to the 1800s, offers a wonderful combination of character, space and modern practicality following sympathetic extension over time.

The property is entered via a useful entrance porch leading into a comfortable lounge that has two front facing windows and feature fire place with wood burner, and stairs rising to the first floor accommodation.

To the rear, the home opens onto a compact kitchen, with an adjoining utility area and then a separate dining room which is where the property has been extended. All of which enjoy direct access to the garden, creating a natural flow ideal for everyday living and entertaining.

To the first floor are three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens. To the front, the property enjoys delightful rural views across neighbouring fields and open countryside, creating a peaceful outlook and adding to the charm of this attractive village setting.

The rear garden has been thoughtfully designed for low maintenance and enjoyment, featuring artificial lawn, a decking area, decorative pond and a tree house, creating an ideal space for families and outdoor entertaining.

Further advantages include an oversized single garage and additional parking located to the rear. The property benefits from oil-fired central heating with an external boiler and is situated in a small yet well-connected rural setting.





Entrance Porch

A warm and characterful entrance sets the tone for this home, featuring a solid timber front door with an attractive arched glazed panel, complemented by a side window, allowing natural light to filter through while maintaining privacy.

The porch itself is a practical yet inviting space, with tiled flooring, useful built-in storage niches, and room for coats and shoes. Painted in a fresh, vibrant tone, it adds a welcoming pop of colour and personality, creating a bright and homely first impression for visitors.

Living Room

The lounge is a warm and characterful principal reception room extending across the full width of the front of the property. Two front-facing windows, positioned either side of the porch, allow plenty of natural light. A feature exposed brick fireplace with inset wood-burning stove creates a cosy focal point, enhancing the cottage charm of the room.

Stairs rise to the first floor with a useful understairs storage cupboard and built-in bookcase beneath, while carpeted flooring adds comfort and a door provides access through to the kitchen.





Kitchen

The kitchen is fitted with a range of wooden wall and base units, providing practical storage and complementing the character of the home. Tiled flooring and tiled splashbacks offer a durable and low-maintenance finish, while there is space for a freestanding cooker. A one-and-a-half bowl stainless steel sink with drainer is positioned beneath a rear-facing window, enjoying views over the garden and allowing natural light to brighten the space.

Utility Room

The utility area continues the tiled flooring from the kitchen, providing a practical and cohesive space. It is fitted with plumbing for a washing machine, along with low-level cupboards and open shelving, offering useful storage for household and pantry items.



Dining Room

The dining room is a light and versatile space forming part of a rear extension to the property.

A large rear-facing window provides an attractive outlook over the garden, while a wooden stable door to the side offers direct access outside, ideal for indoor-outdoor living.

Finished with real wooden laminate flooring, this additional reception space is perfect for dining, entertaining, or use as a flexible family area, enjoying a pleasant connection to the rear garden.



Bedroom One

Bedroom One is located to the rear of the property and forms part of the extension, providing a generous double bedroom with built-in mirrored wardrobes. A rear-facing window enjoys an attractive outlook over the garden, with far-reaching views across open fields beyond, creating a peaceful and private setting. The room is finished with real wooden laminate flooring, adding character to the space.

Bedroom Two

Bedroom Two is a well-proportioned front-facing double room, featuring a window overlooking open countryside and surrounding fields, providing a pleasant rural outlook. The room is finished with carpeted flooring, creating a comfortable and inviting feel.



Bedroom Three

Bedroom Three is a good-sized double room, currently used as a home office, making it ideal for remote working or flexible use. A front-facing window enjoys pleasant views over open countryside and fields, adding to the sense of space. The room also benefits from a built-in cupboard/wardrobe area and is finished with carpeted flooring, creating a comfortable and versatile space.



Bathroom

The family bathroom is fully tiled and fitted with a white suite comprising a bath with shower screen and shower over, a low-level WC and a wash hand basin set within a vanity unit providing useful storage below. A frosted rear-facing window allows natural light while maintaining privacy, and the room is finished with laminate wood flooring for practicality and easy maintenance.

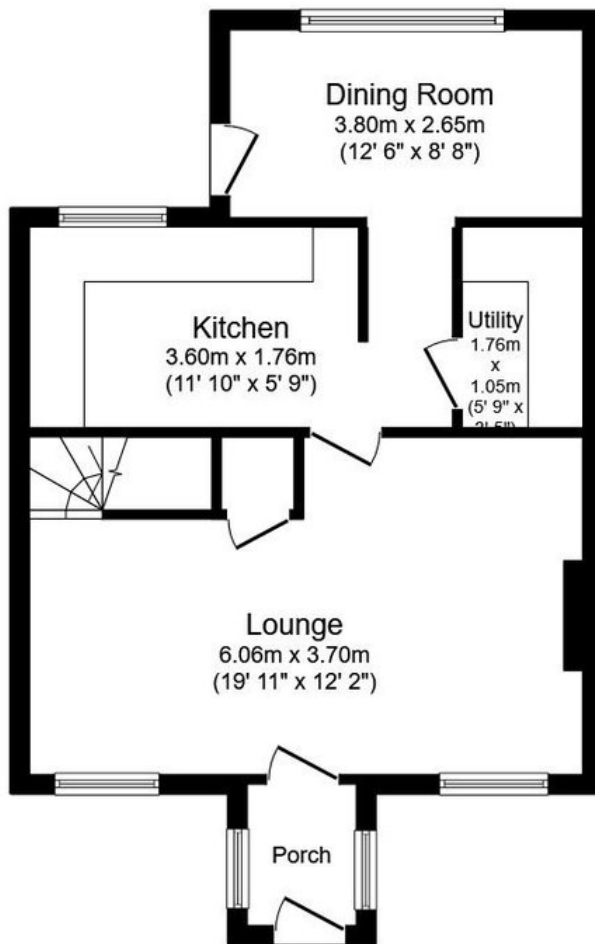


Outside

To the front of the property is an attractive walled garden, offering a welcoming approach to the home. The space is laid partly to lawn on one side, complemented by a mature fruit tree, while the opposite side features a gravelled area with space for practical seating.

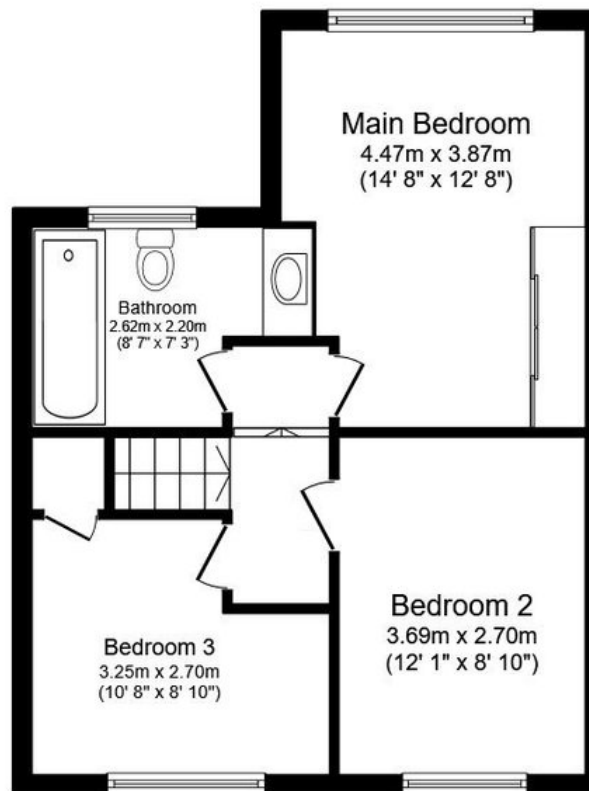
To the rear, the property enjoys a low-maintenance garden, mainly laid with artificial lawn, complemented by a decked seating area ideal for outdoor dining and BBQs. A feature pond adds character, while a tree house set around a mature walnut tree provides a charming focal point for families. The garden is fully enclosed, creating a private and practical outdoor space. Further benefits include an oversized single garage, which has had its roof recently refitted, along with two additional parking spaces.





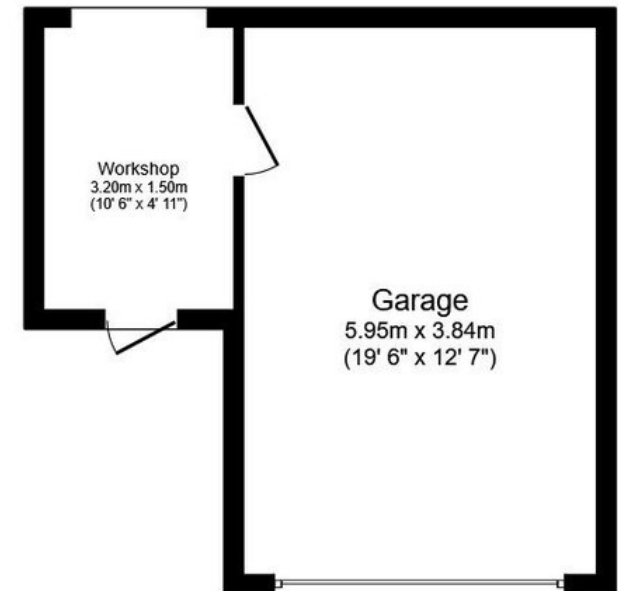
Ground Floor

Floor area 46.7 sq.m. (503 sq.ft.)



First Floor

Floor area 43.6 sq.m. (469 sq.ft.)



Garage

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 120.3 sq.m. (1,295 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are