



**Connells**

Paddock Close  
Silverstone Towcester

# Paddock Close Silverstone Towcester NN12 8WL

for sale offers over  
**£280,000**



## Property Description

An attractive and well-presented two-bedroom home, set within a popular residential area of the sought-after village of Silverstone.

This modern property offers well-planned accommodation, ideal for first-time buyers, downsizers or investors. The entrance hall leads to a stylish fitted kitchen, featuring contemporary units, ample worktop space and integrated cooker and hob, complemented by a useful ground-floor cloakroom.

To the rear of the home, the spacious sitting room provides a comfortable and inviting living area, filled with natural light and offering French doors that open directly onto the recently landscaped garden — perfect for both day-to-day living and entertaining.

The first floor comprises two well-proportioned bedrooms, both finished in neutral tones and offering flexible space for modern living. A smart, contemporary family bathroom completes the accommodation, fitted with a modern white suite and stylish tiling. The master bedroom is complemented by fitted wardrobes.

## Outside Space

Outside, the enclosed recently landscaped rear garden is mainly laid to lawn with a paved patio area, providing an ideal space for outdoor dining, relaxation or gardening. A timber shed offers useful storage, while gated side access adds convenience. To the side, off-road parking enhances the practicality of the home.

Ideally positioned close to village amenities, countryside walks and excellent transport links, this property also enjoys proximity to the world-famous Silverstone Circuit.

An excellent opportunity to secure a modern, low-maintenance home in a highly desirable location.

## Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.

### Entrance Hall

### Kitchen

8' 9" x 6' 3" ( 2.67m x 1.91m )

### Sitting Room

14' 10" x 12' 11" ( 4.52m x 3.94m )

### Cloakroom

### Bedroom 1

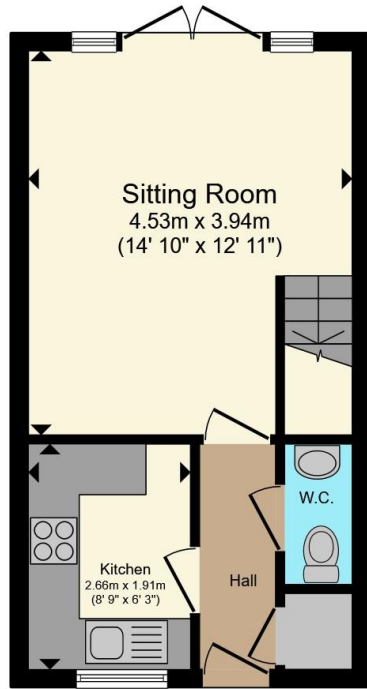
12' 11" x 8' 2" ( 3.94m x 2.49m )

### Bedroom 2

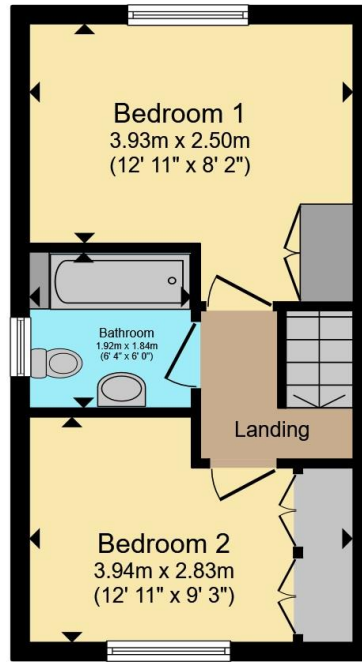
9' 3" x 12' 11" ( 2.82m x 3.94m )

### Bathroom





**Ground Floor**



**First Floor**

Total floor area 55.5 m<sup>2</sup> (598 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01280 822 727**

**E [buckingham@connells.co.uk](mailto:buckingham@connells.co.uk)**

2 West Street  
BUCKINGHAM MK18 1HL

EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/BUK308169](http://connells.co.uk/Property/BUK308169)**

Tenure: Freehold



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