

9 Wetherby Drive, Towcester, Northamptonshire, NN12 6NW

HOWKINS & HARRISON

9 Weatherby Drive,
Towcester,
Northamptonshire,
NN12 6NW

Guide Price: £425,000

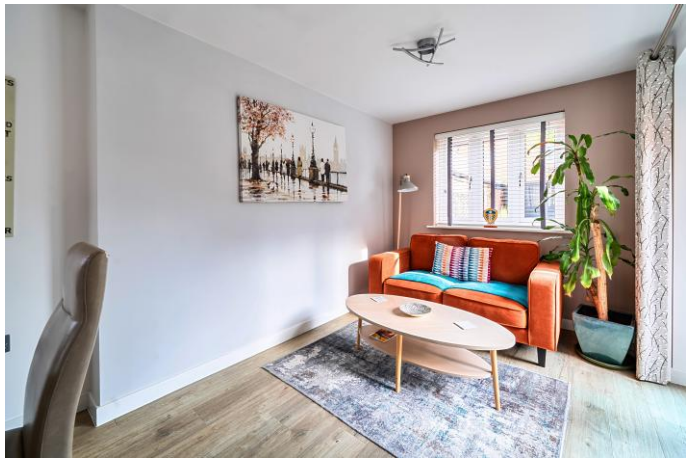
A beautifully presented detached property, built by Persimmon Homes in 2018 to their popular 'Hartwell' design. The spacious accommodation comprises entrance hall, open plan kitchen/dining/family room, utility room, cloakroom, sitting room, master bedroom with dressing area and en-suite, two further bedrooms and a family bathroom. Outside, the property further benefits from a landscaped rear garden, a garage and ample driveway parking.

Features

- Persimmon Hartwell design
- Open plan kitchen/dining/family room
- Sitting room
- Utility room & cloakroom
- Master bedroom with dressing area & en-suite
- Two further generous bedrooms
- Family bathroom
- Driveway & garage
- Landscaped rear garden
- EPC rating: B







Location

Situated within walking distance of 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

The entrance hall opens to a dual aspect sitting room with double doors opening into the sitting room. There is a spacious open plan kitchen/dining/family room which has been comprehensively fitted, to include a range of fitted units and integrated appliances. There are double doors opening into the garden, and a door through to the utility with a cloakroom beyond.

First Floor

The landing provides access to the master bedroom, which benefits from fitted wardrobes and an en-suite shower room. There are two further bedrooms and a family bathroom.


MOMENTS
COME AND
GO BUT
MEMORIES
LAST


ELLAND
ROAD LS 11







Outside

The property is approached by a driveway providing off-road parking for at least two vehicles and access to the large single garage. Fully enclosed, the south-east facing rear garden has been thoughtfully landscaped and provides a patio seating, well-stocked flower beds and borders, plus an Astro-turf lawn area.

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.

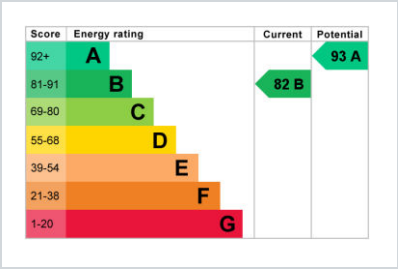
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

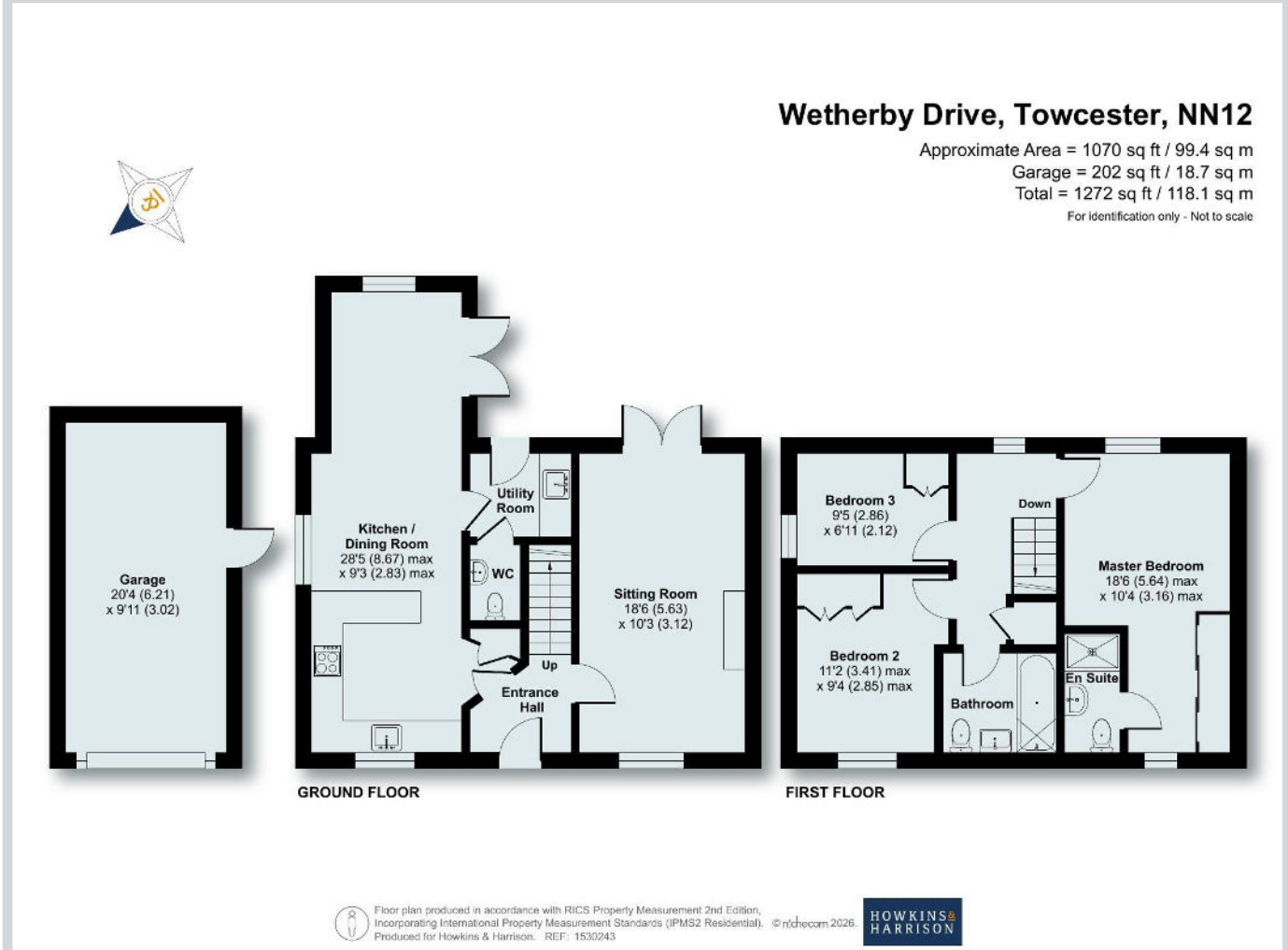
Services
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy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

Tenure: Freehold

Local Authority
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D





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

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.

the londonoffice.co.uk
rightmove find your happy
RICS

This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.