



8 MANSION GARDENS
POTTERSPURY, NORTHANTS

JACKSON-STOPS 

**8 MANSION GARDENS,
POTTERSPURY, TOWCESTER, NORTHAMPTONSHIRE NN12 7FD**

TOTAL APPROX. FLOOR AREA 991 SQ FT / 92 SQ M

A WELL PRESENTED THREE BEDROOM SEMI
DETACHED HOUSE SITUATED ON THIS
SOUGHT AFTER DEVELOPMENT BY FRANCIS
JACKSON HOMES.



APPROXIMATE DISTANCES

Stony Stratford about 2 mile

Towcester about 5 miles

Central Milton Keynes about 6 miles
(Trains to London Euston in around 30
minutes)

Northampton about 11 miles

GROUND FLOOR

- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Master bedroom with en suite shower room
- Two further bedrooms
- Family bathroom

OUTSIDE

- Front garden
- Rear courtyard garden
- Single garage in block to the rear

GUIDE PRICE £375,000 Freehold

THE PROPERTY

8 Mansion Gardens enjoys a prominent position in the heart of this bespoke development by Francis Jackson Homes. The company have established an excellent reputation for building new homes of high quality, which was recognized in them winning The Sunday Times Build Quality Award 2012.

This semi-detached house is built and presented to a high standard throughout and is being sold with the benefit of no onward chain.

ACCOMMODATION

The front door opens into the entrance hall where stairs rise to the first floor. The sitting room is well proportioned with a feature fireplace housing a gas fire. This room opens into the dining room giving the downstairs accommodation an open plan feel. The dining room benefits from glazed double doors opening onto the rear courtyard garden. The cloakroom is fitted with a white suite of low level WC and a pedestal wash basin, it has tiled flooring. The kitchen is fully fitted with Shaker style floor and wall mounted cupboards and a one and a half bowl stainless steel sink set into a granite work surface. Built in Neff appliances include double oven, four ring hob, extractor, together with integral fridge, freezer and a dishwasher. It has tiled flooring, a high vaulted ceiling with a Velux roof window together with a window overlooking the rear courtyard. The utility room is fully fitted with floor and wall mounted cupboards and has a single bowl, single drainer stainless steel sink unit. A wall cupboard houses the Vaillant gas fired central heating boiler and there is tiled flooring along with plumbing for a washing machine and dryer.

The landing provides access to the insulated roof space and there is an airing cupboard housing the hot water tank. Bedroom 1 has two built in double wardrobes and an ensuite shower room fitted with a white suite of shower cubicle, low level WC and a pedestal wash basin. It has a tiled floor and half tiled walls. Bedrooms two and three both have windows to the rear. The bathroom is fitted a white suite of panelled bath with shower over, low level WC and a pedestal wash basin. It has a tiled floor and half tiled walls.



OUTSIDE

The front garden is open plan and laid mainly to lawn with boarder along the front elevation. The rear garden is enclosed behind a brick wall and close boarded timber fencing and measures approximately 5.6m wide by 6.7m max deep. It is laid with paving and has an outside tap. A gate leads out onto a pavement leading to the garage.

The garage is located in a block to the rear with the middle one of the three running with the property and there is parking space for one car in front of the garage.

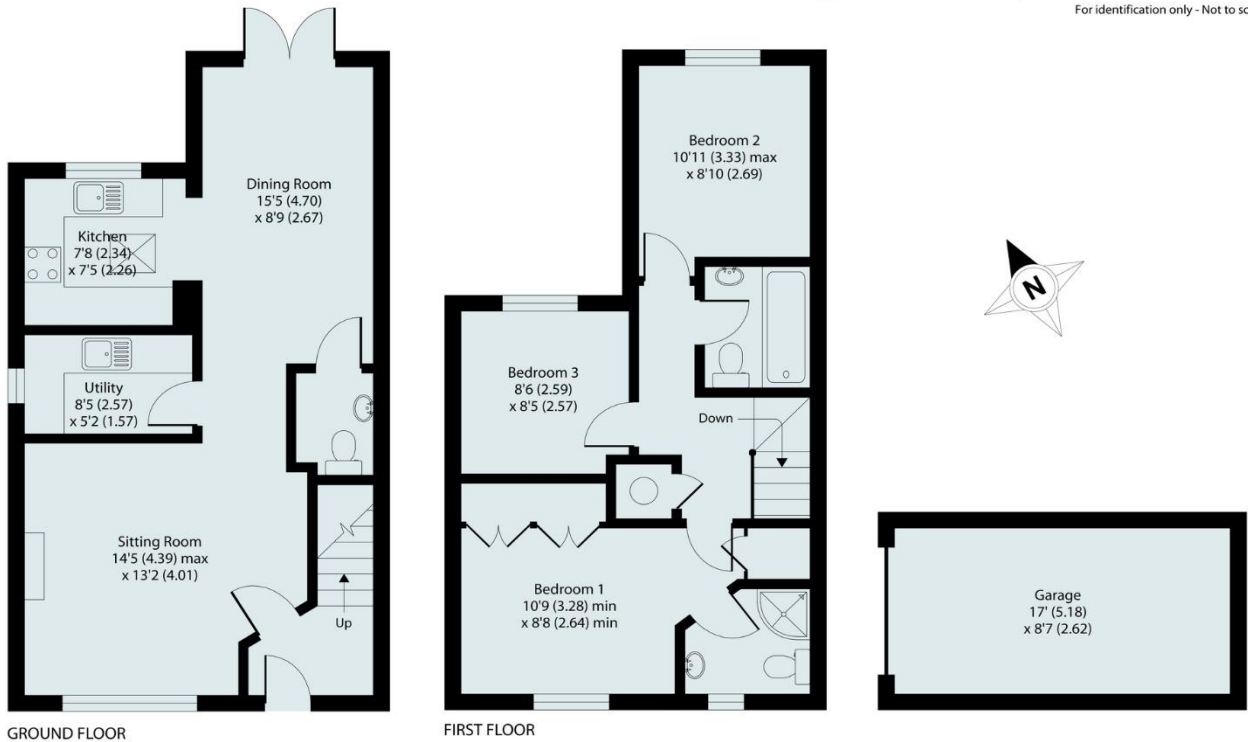
LOCATION

The village of Potterspurpy provides a range of local facilities including shop, post office, primary school and two public houses, one with a restaurant. Stony Stratford, Towcester and the Georgian market town of Olney with its weekly market provide a wider selection of shopping and leisure facilities. Central Milton Keynes provide an unrivalled selection of shops including leading department stores such as John Lewis and Marks & Spencer whilst the Xscape building houses an entertainment complex containing cinema, artificial snow slope and numerous restaurants. The area is well served for schooling of all ages, both state and private including Stowe, Beachborough, Akeley Wood, Swanbourne House and Winchester House at Brackley. Sporting facilities include three championship golf courses at Woburn, horse racing at Towcester, motor racing at Silverstone, along with a wide selection of sport and indoor activities in Milton Keynes.

8 Mansion Gardens, Potterspurpy

Approximate Area = 991 sq ft / 92 sq m (excludes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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