

Towcester, Northamptonshire

MICHAEL GRAHAM







A modern stone under slate tile four bedroom detached property on a private road with a south facing garden, a detached garage and off street parking overlooking a green.

---

23 Drayson Way

Towcester, Northamptonshire, NN12 6LN

Guide Price £625,000

4 bedrooms

2 reception rooms

2 bathrooms

EPC Rating Band B

23 Drayson Way is a house designed in a style called The Bay and was built in 2018 by Redrow in the Wood Burcote development. The detached home has approximately 1,568 sq. ft. of accommodation arranged over two floors, and two years remaining on its NHBC guarantee. The ground floor has an entrance hall with stairs to the first floor landing and doors to a separate sitting room and an open plan kitchen/dining/family room with an adjoining utility room leading to a cloakroom. Upstairs there are four double bedrooms and a family bathroom.

The over 16 ft. by 12 ft. principal bedroom has fitted wardrobes and an en suite shower room. Both the principal and second bedroom overlook the green to the front, while bedroom three (also with fitted wardrobes) and bedroom four are both double rooms at the rear. These three double bedrooms share the three piece family bathroom.

The property is positioned on a private road of four detached properties and overlooks an open green to the front.

- Detached modern property
- Four double bedrooms
- Principal en suite and family bathroom
- Separate sitting room
- Open plan kitchen/dining/family room
- South facing landscaped rear garden
- Driveway and detached single garage
- Located on a private road

Additional Information

- Mains Water, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band F

Kitchen/Dining/Family Room

The over 14 ft. deep kitchen is fitted with Shaker style units with a range of Quartz worksurfaces and upstands and an undermounted sink with a drainer. Integral appliances include a double oven with a gas hob with an extractor over, a dishwasher and a fridge/freezer. The kitchen leads into the sitting/family room at the rear which extends over 22 ft. by nearly 11 ft. with bi-folding doors to the south facing garden. Adjacent to the dining area is a utility room with space for white goods, a door to a downstairs cloakroom and a part-glazed external door.








SIEMENS





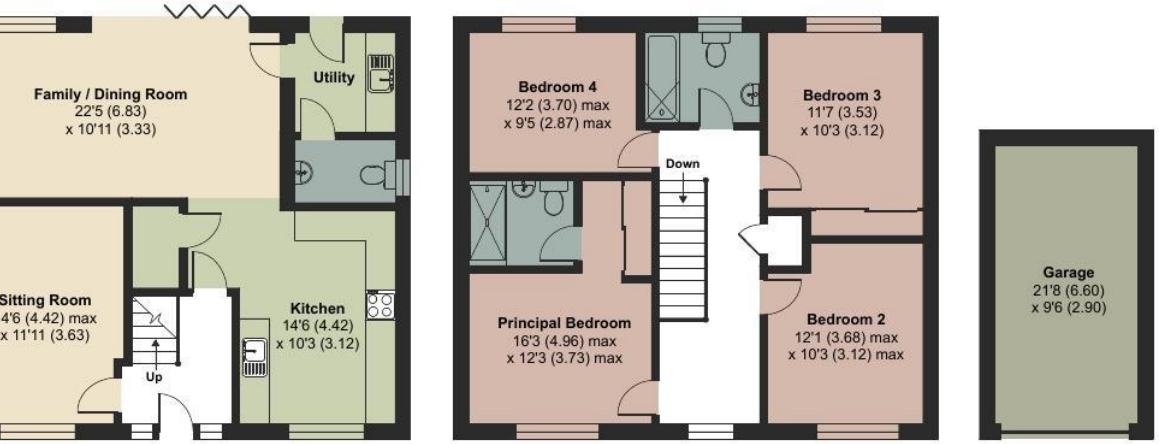
Outside

The south facing landscaped garden has a paved seating area spanning the width of the property and leads to an artificial lawn with raised flower bed borders enclosed by timber fenced boundaries. A side personnel gate opens to the block paved driveway at the front, providing off road parking for up to three cars and a detached single garage with power and lighting.





Total = 1744 sq ft / 162 sq m
Approximate Area = 1568 sq ft / 145.6 sq m
Garage = 176 sq ft / 16.4 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Schooling and Situation

The local schools are Sponne School, Nicholas Hawksmoor Primary School and Towcester Church of England Primary School in Towcester. Other schools include Northampton High School, Northampton School for Boys, Quinton House School in Upton Hall and Stowe School. Towcester is a former market town and has shops, supermarkets, restaurants, a rugby club and a racecourse.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Michael Graham Estate Agents. REF: 1504166

8 miles from M1 junction 15A

13 miles from Milton Keynes station

32 minutes from Euston

Towcester Office | 01327 350022

Victoria House, 138 Watling Street East, Towcester, Northamptonshire, NN12 6BT

15 Offices covering 8 Counties and Central London

MICHAEL GRAHAM

@MG_Living /MGliving MichaelGraham_Living rightmove OnTheMarket The Property Ombudsman

Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.