



HEXHAM STREET
Towcester, NN12

 **DAVID COSBY**
ESTATE AGENTS



Hexham Street

Towcester, NN12

£519,995 (Guide Price)

- Recently constructed by Messrs Charles Church
- Located on The Farriers
- 4 bedrooms
- Master bedroom with ensuite shower room
- Family bathroom
- Large sitting room with French doors onto garden
- Separate dining room / study
- Kitchen / breakfast room with French doors
- Utility room
- South facing garden with decking and seating area
- Summerhouse / gymnasium / home office
- Off-road parking with detached brick garage
- NHBC new build warranty



Description

52 Hexham Street is a beautifully presented four bedroom, detached property built by Messrs Charles Church with upgrades and improvements from the current owners. Located in an enviable cul-de-sac location with detached garage and facing onto public open space, this spacious property really does offer comfortable family living. Accommodation includes a good size kitchen / breakfast room (with French doors to the garden), utility room, dual aspect sitting room (again, with French doors to the rear garden), dining room / study, a good size south facing rear garden with large summerhouse and decking.



Located a short distance from Towcester town centre and the energetic Watling Street where a wide range of lively and independent boutique shops, cafes and restaurants can be found. There are also larger supermarkets, a post office and even a monthly farmers market.





Location

The historic market town of Towcester, originally known as Lactordorum, is the oldest town in the County where Romans would have once marched along Watling Street. With literary fame from the Saracens Head of Dickens's Pickwick Papers, ancient monuments such as Bury Mount Motte, and many fine buildings including the 15th century Chantry House, Towcester really does have a wealth of history spanning many periods.

52 Hexham Street is situated on the southern outskirts of Towcester within The Farriers – a new development of stylish four and five bedroom homes opposite the Towcester Racecourse. It is a short distance from Towcester town centre and the energetic Watling Street where a wide range of lively and independent boutique shops, cafes and restaurants can be found. There are also larger supermarkets, a post office and even a monthly farmers market.

With the impressive regeneration project nearing completion this Roman market town boasts modern facilities in an historic setting all with the delightful River Tove meandering close by.

Towcester is conveniently situated just a 20-minute drive from Milton Keynes with further shops and restaurants as well as Milton Keynes Central Railway with direct and frequent trains to London Euston.

There is a large leisure centre which has an excellent range of facilities for all ages and abilities including a 25m swimming pool, 3G outdoor pitches, a comprehensive fitness suite and large sports hall.

Schooling is well provided for with two Primary Schools and Sponne Secondary school which has an 'Outstanding' Ofsted report.

The Property

Entrance Hall:

Access to the property is via a traditionally styled slatted effect door with vision panel and projecting canopy. The large, centrally positioned, entrance hall has good natural lighting from a two-unit casement window to the front aspect. Stained engineered timber floor boards have been fitted and extend through to all ground floor areas. The timber half-winder staircase incorporates painted balustrades and stained handrails with loop pile carpet to the treads and risers. There is a useful understairs cupboard and 6-panel doors leading to the principal ground floor rooms.

Kitchen / Breakfast Area:

The kitchen and breakfast area has been upgraded by the current owners and provides a good range of Shaker-style base and wall units with bevel edged quartz worktops and ocean blue metro-style wall tiles above. A stylish built-in breakfast bar has been installed and French doors open onto the south facing rear garden and timber deck patio area. There is a two-unit window to the side elevation above the inset sink-and-a-half providing further natural lighting. Recessed spotlights have been installed to the ceiling. Fitted appliances include a 4-burner gas hob with extractor hood over and an electric double oven.

Utility:

Accessed from the kitchen and with matching base and wall units with quartz worktops, the utility area has plumbing for a washing machine and tumble dryer. A part-glazed panel door provides access to the rear garden. The gas fired combination boiler is housed within a shaker style wall unit.

Sitting Room:

The large dual aspect sitting room is located to the left-hand side of the property and is of a size which is able to accommodate both living and dining space. Tastefully decorated and with good natural lighting from both the three-unit front elevation window and the double-glazed French doors which open onto the south facing rear garden.

Dining / Study:

Currently used as a music room / snug and with a three-unit window to the front elevation, this versatile space offers many opportunities and is decorated to the high standard commensurate throughout the property.

Cloak Room:

Tastefully decorated with embossed lining paper and low-level herringbone tiling the ground floor cloak room is fitted with a contemporary close-coupled WC and sit-on ceramic wash hand basin with chrome mixer above a vanity unit. Mechanical ventilation is installed, and natural lighting and ventilation is provided by an obscure glazed casement window.



With the impressive regeneration project nearing completion this Roman market town boasts modern facilities in an historic setting all with the delightful River Tove meandering close by.



DAVID COSBY
ESTATE AGENTS



The Property

Landing:

The part galleried landing is fitted with plush loop-pile carpeting has white, 6-panel doors leading to the bedrooms and family bathroom. There is a useful full height cupboard with shelving for storage and linen.

Master Bedroom:

Currently used as a large dressing room with built-in storage space, the master bedroom is a large double bedroom situated to the front of the property with a three-unit casement window.

Master Bedroom En-Suite:

The ensuite to the master bedroom has herringbone effect flooring, recessed lights to the ceiling, and neutral ceramic wall tiling. Appliances comprise ceramic wash hand basin with pedestal, close-coupled WC and shower cubicle with glazed screen and chrome rainfall shower head with separate hose. Mechanical ventilation is installed and there is a heated chrome towel rail.

Bedroom 2:

A good size double room with three-unit window to the front elevation.

Bedroom 3:

Bedroom 3 is currently used as a nursery and is located to the rear right-hand side of the property with a three-unit window overlooking the rear garden and subtle mountain-scene motif to the side wall.

Bedroom 4:

A neutrally decorated double bedroom overlooking the rear garden.

Family Bathroom:

Located to the rear of the property and fitted with bath incorporating shower hose and mixer tap, close-coupled WC, and wash hand basin with pedestal and mixer tap. There is a two-unit obscure glazed window, geometric tile effect flooring, and mechanical extract ventilation.





Outside Areas

Front Aspect:

The property is set slightly back from Hexham Street with a shallow grass frontage and pathway leading to the front canopied entrance. There is a driveway to the right-hand side of the property providing off-road parking space and vehicular access to the detached oversize garage. Close-board timber facing separates the rear garden from the driveway and there is a ledged and braced gate providing access.

Rear Aspect:

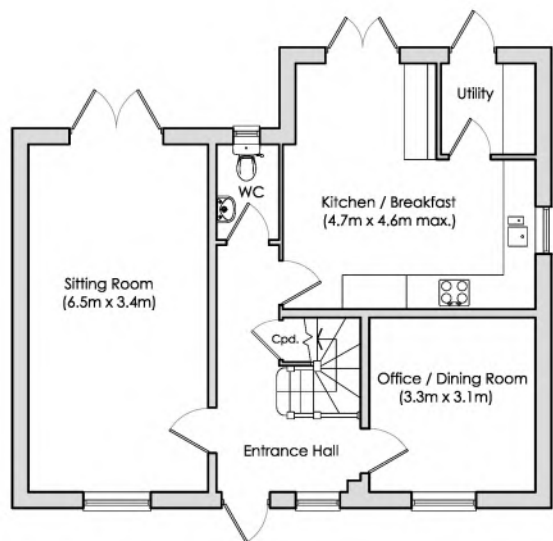
The rear garden has been much improved by the current owners and provides the perfect space for al-fresco dining with family and friends. The timber deck patio areas incorporate inset lighting and raised timber planters and there is a generous central lawn area. The raised timber decking extends to the left-hand side of the garden with space for seating and external power points providing the potential for year-round entertaining. There is a useful purpose-built timber shed to the rear of the garage for storage.

Summerhouse / Office / Gymnasium:

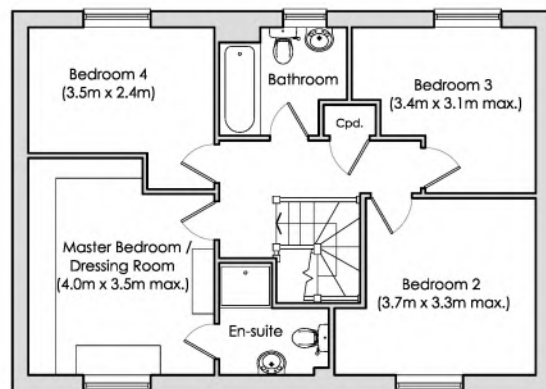
The impressive timber structure to the rear of the garden provides the perfect space for a separate home office, summer house, or simply to use as a sanctuary to escape the pressures of modern life. It is fitted with lighting and power and is currently in use as a well-equipped gymnasium. Stylish and built to a high specification, the structure has deep overhanging eaves to the front providing a large canopy shelter, full height double-glazed French doors, and matching full height double-glazed casement windows.

Garage:

The detached garage to the right-hand side of the property incorporates a remotely operated roller shutter vehicular door and is of solid facing brick construction beneath a dual-pitched timber roof clad with slates.



Ground Floor GIA = 69 sqm



First Floor GIA = 62 sqm

All measurements are approximate and for display purposes only. Dashed lines indicate sloping ceilings

TOTAL AREA (GIA) : 131sqm



Agent Note:

A management charge fee may be payable towards the upkeep of communal areas on the development and your legal adviser should be asked to clarify this.

Little Court Cottage | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk

EPC: Rating (B)

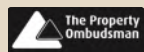
Council Tax: Band F

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, and Electricity

Important Notice:

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.





DAVID COSBY

ESTATE AGENTS

David Cosby Estate Agents are an RICS regulated firm with surveying and legal expertise. We have absolutely no hidden costs or concealed referral fees and our current offer for all residential sales is just **0.75%** Inc VAT. For a free market appraisal please contact us today.

01327 361664

davidcosby.co.uk



RICS[®]