



REDCAR ROAD
The Furlongs, Towcester, NN12

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ESTATE AGENTS



154 Redcar Road

The Furlongs, Towcester

£359,950 (Guide Price)

- 3 bedrooms
- En-suite shower room to master bedroom
- Family bathroom
- Kitchen / dining room
- Separate sitting room
- Utility
- Downstairs W.C.
- South westerly facing rear garden
- Patio
- Off road parking with garage

Description

A well-presented Persimmon built 3 bed semi-detached property of red facing brickwork beneath a slate roof.

The property is located within The Furlongs development of Towcester and features en-suite shower room, kitchen / dining room, utility, sitting room, south westerly facing rear garden, off road parking and garage. The popular market town of Towcester is a 20 minutes drive from MK Central Railway Station.



Situated on the southern outskirts of Towcester on the new Towcester Grange development opposite the Towcester Racecourse. 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.



The Property

Entrance Hall:

The entrance hall is accessed via a slatted effect door with upper vision panel and five bar locking mechanism. The floor to the entrance hall is finished with distressed ash Karndean boards which flow through to the kitchen dining area. A straight flight of carpeted stairs lead up to the first-floor accommodation.

Kitchen / Breakfast Area:

A good-sized dual aspect space with natural lighting provided by the three-unit window overlooking the front garden and two-unit window overlooking the rear garden. With recessed spotlights have been installed to the ceiling. Distressed ash Karndean floorboards and neutral decoration provide a modern and clean feel.

Base and wall units are in matching grey with a stainless-steel sink and a half overlooking the rear garden, gas hob and electric oven, built in fridge and fridge freezer, and dishwasher.

A useful storage cupboard / boot room has been formed to the left-hand side of the dining room and also houses the electrical consumer unit.

Sitting Room:

The sitting room is another good-sized dual aspect space with three-unit window to the front elevation and French doors to the rear elevation which open onto the patio area. Ovolo plaster covings have been formed to the perimeter of the ceiling and the floor is finished with plush cut pile carpet.

Utility:

The utility area has base units and floorboards to match the kitchen and a single part glazed door providing access to the rear garden. A four-panel door from the utility leads to the cloakroom.

Cloak Room:

The cloakroom has matching floorboards and is fitted with a wash hand basin with pedestal, and close-coupled WC. Mechanical extract ventilation has been installed.



Towcester, originally known as Lactordorum, is the oldest town in the County where Romans would have once marched along Watling street. There is literary fame from the Saracens Head of Dickens's Pickwick Papers and ancient monuments such as Bury Mount Motte.

The Property

Landing:

The carpeted landing area has four panel doors leading to the bedrooms and family bathroom. There is a casement window to the rear elevation providing natural light. Painted timber handrails and balustrades with chamfered edges have been formed around the stairwell. There is a useful over-stair storage cupboard and an insulated hinged ceiling hatch to the loft space.

Master Bedroom:

The master bedroom is located to the left-hand side of the property and is a large jewel aspect double room with good natural lighting and built in three door mirrored wardrobe. A four-panel door leads to the master bedroom en-suite.

Master Bedroom En-Suite:

The en-suite is fitted with a large shower cubicle with sliding glazed screen, wash hand basin with pedestal, and close coupled WC. Recessed ceiling lights and mechanical extract ventilation have been installed. The floor is finished with distressed Ash Karndean floorboards with matching grey ceramic wall tiles to the shower and splashback tiles to the wash hand basin.

Bedroom 2:

Bedroom 2 is a double to the front of the property and has a 2-unit window affording partial views towards Shutlanger and Blisworth.

Bedroom 3:

A single bedroom to the rear of the property currently used as a study/ hobby area with a 2-unit window overlooking the rear garden.

Family Bathroom:

The family bathroom incorporates a two unit frosted glazed window to the front elevation and is fitted with a close coupled WC, wash hand basin with pedestal and bath. The ceiling has recessed lights and the floor has been finished with matching Karndean boards.







Outside Areas

Front Aspect:

The property occupies an elevated position and is set back from Redcar Road with a brick garden boundary wall incorporating tile crease details and metal finial railings.

The front garden is laid to lawn with a central pathway between brick piers leading to the front entrance door. Above the front entrance door there is a dual pitched canopy with gallows brackets.

Rear Aspect:

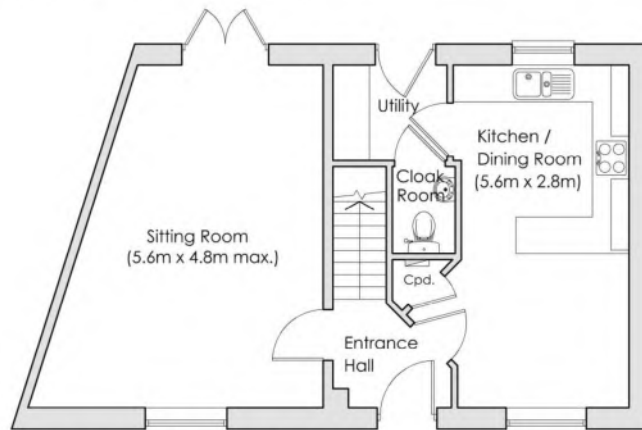
Gated access has been provided from the side driveway to the rear garden. The rear garden is mainly laid to lawn and wraps around the rear of the detached garage. There is a large patio area with French doors from the sitting room and single door from the utility.

Garage:

The detached garage is of facing brick construction beneath a dual pitched roof. It has power points and strip lighting which are operated from PIR sensors.



First Floor GIA = 50.5 sqm



Ground Floor GIA = 50.5 sqm

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

TOTAL AREA (GIA) : 101sqm



Local Authority: West Northamptonshire Council

Council Tax: Band D

EPC: Rating 61 (D)

Services: Water, Drainage, and Electricity

Agent's Notes:

Mains backup smoke detectors have been installed. The property has the benefit of the remainder of the New Build Warranty. Hot water and heating are provided by the gas fired combination boiler located within the utility and space heating is from wet system panelled radiators. 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.

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 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.

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