

NEW INSTRUCTION



MAYS WAY
Potterspur, NN12 7PR



DAVID COSBY
ESTATE AGENTS



Mays Way

Potterspur, NN12 7PR

Total GIA (Exc. Garage) Approx. 65 sqm (670 sqft)

Features

- Gable-fronted detached bungalow
- Two double bedrooms
- Well-proportioned sitting room with conservatory
- Kitchen/breakfast room with Shaker-style units and Belfast sink
- Enclosed split-level rear garden with patio and lawned areas
- Detached brick-built garage with power and lighting
- Block-paved driveway providing off-road parking
- Convenient location between Towcester and Milton Keynes
- Offered for sale with no onward chain

Description

A pleasant gable-fronted, detached two-bedroom bungalow with an enclosed rear garden and a separate brick-built garage, conveniently situated approximately equidistant between Towcester and Milton Keynes. The property offers well-balanced single-storey accommodation and is offered for sale with no onward chain.

Internally, the accommodation comprises a central entrance hall giving access to a well-proportioned sitting room with feature fireplace and sliding doors leading to the rear conservatory, a kitchen/breakfast room fitted with Shaker-style units and Belfast sink, and two double bedrooms positioned to the front of the property. A modern family shower room completes the internal layout.

Externally, the property benefits from a block-paved driveway providing off-road parking and access to the detached single garage. The rear garden is arranged over two levels with a combination of patio and lawned areas, well-defined boundaries, and established planting.



A gable-fronted detached two-bedroom bungalow with garage, enclosed rear garden and off-road parking, conveniently located between Towcester and Milton Keynes and offered for sale with no onward chain.

Accommodation

Entrance Hall

The entrance hall is approached via a part-glazed door with a three-point locking mechanism and a matching side casement window. White panelled doors lead to the sitting room, bedrooms, and family shower room. There is a useful storage cupboard with fitted shelving, and a hinged ceiling hatch provides access to the roof void. The floor retains its original thermoplastic tiles, and the walls are finished in a neutral décor.

Sitting Room

A well-proportioned reception room featuring a fireplace with limestone cladding, an oak surround, and an electric flame-effect fire. The original thermoplastic tiled floor is ready to receive new coverings, and the walls are finished with embossed wallpaper and a two-tone emulsion. The ceiling has a textured plaster finish with perimeter ovolo coving. A part-glazed panel door leads through to the kitchen/breakfast room, while double-glazed sliding doors at the rear open into the conservatory, allowing good levels of natural light and views over the rear garden.

Bedroom 1

Positioned to the front right-hand side of the property, Bedroom 1 is a well-proportioned double room with space for freestanding furniture. A large three-unit window overlooks the front aspect, providing excellent natural light. The floor retains its original thermoplastic tiles, ready to receive new coverings, and the walls are finished with embossed lining paper and emulsion.

Bedroom 2

A slightly smaller double bedroom, suitable for use as a guest room or study. The walls are finished with embossed lining paper and emulsion, and a large window to the front aspect provides good natural light.



Accommodation

Shower Room

Fitted with a three-piece suite comprising a double-width shower cubicle with tempered glass sliding screens, a ceramic wash hand basin with chrome pillar taps, and a WC, both set within a vanity unit with timber-effect capping and storage beneath. The walls are finished with full-height ceramic tiling, and the floor has contrasting ceramic tiles. A top-hung casement window to the side aspect provides natural light. The original airing cupboard now houses the modern combination boiler and is fitted with slatted pine shelving for laundry storage.

Conservatory

A light and versatile space overlooking the rear garden, constructed with UPVC double-glazed panes and a tiled floor. A large sliding door opens directly onto the garden, and power and lighting are connected.

Kitchen

Positioned to the rear right-hand side of the property, the kitchen is fitted with a range of Shaker-style base and wall units in a duck-egg blue finish, complemented by oak work surfaces. A Belfast sink with mixer tap is set beneath a large two-unit window overlooking the rear garden and patio area. Integrated appliances include a four-burner gas hob with extractor hood and light over, washing machine, and fridge-freezer. To the rear of the kitchen, a useful oak breakfast bar provides additional seating. A glazed door gives access to the right-hand side passageway. The walls are finished with contrasting metro tiles above the base units and emulsion paint to the upper walls, while the floor is laid with tile-effect sheet vinyl.



Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents guide you through your next move with confidence. We combine professional integrity, in-depth local knowledge, and decades of experience to provide a tailored service that puts your property in the strongest possible position.

From accurate, evidence-based valuations to carefully crafted marketing materials and expert negotiation, we take pride in delivering a service that is both personal and professional. Contact us today to arrange your no-obligation valuation and discover how we can help you achieve the best result.



Grounds

Front Aspect

The property is set back from Mays Way, with a dropped kerb providing vehicular access to a single-bay parking area laid with block pavements, leading to the detached brick-built single garage. The frontage includes a raised lawn with a slate shingle border and established rose bushes. A paved pathway runs along the front of the bungalow, with dual access to the rear garden through two separate arched openings fitted with decorative metal gates.

Rear and Side Gardens

The main entrance to the property is approached via the left-hand side pathway, with a recessed porch and tiled step. There is also separate pedestrian access to the detached single garage.

The rear garden is arranged over two levels, with a lower patio area on either side of the conservatory, providing space for outdoor seating and alfresco dining. A low brick wall defines the upper lawn, which includes a further hardstanding patio to the rear left-hand corner, bordered by established shrubs. The boundaries are formed with concrete post and panel fencing, complemented by mature herbaceous borders.

Garage

The brick-built garage has a dual-pitched timber roof clad with concrete interlocking tiles and is fitted with an aluminium up-and-over vehicular door. A pedestrian access door is located to the right-hand side. Power and lighting are connected, making the space suitable not only for vehicle storage but also for use as a workshop or for general household storage.



Location

The property is located on Mays Way, a quiet residential road within the village of Potterspury, south of Towcester. The village provides a range of local amenities including a primary school, parish church, village shop with post office, public house and recreational facilities.

Towcester, approximately 3 miles to the north, offers a wider selection of shops and services, with Milton Keynes to the south providing extensive retail, leisure and cultural facilities. For road communications, the A5 runs through the village and the M1 motorway (junction 15) is approximately 10 minutes away by car. Mainline rail services are available from Milton Keynes Central, with journey times to London Euston from around 35 minutes.

Schooling in the area includes Potterspury Lodge School within the village and a choice of primary and secondary schools in Towcester and neighbouring villages. A number of independent schools, including Stowe, Northampton High School and Bedford Modern, are also within reasonable travelling distance.

The surrounding area provides access to Salcey Forest, the Grand Union Canal and a network of footpaths and bridleways.

Property Information

Local Authority: West Northamptonshire Council

Services: Mains Water, Gas, Electricity, and Drainage

Council Tax: Band D **EPC:** D **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



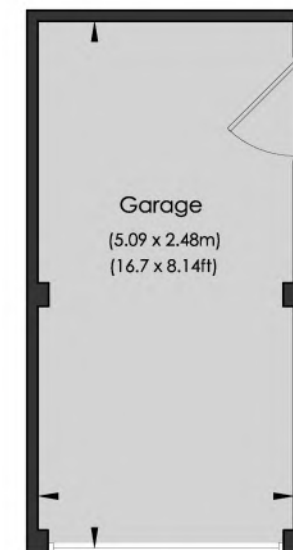
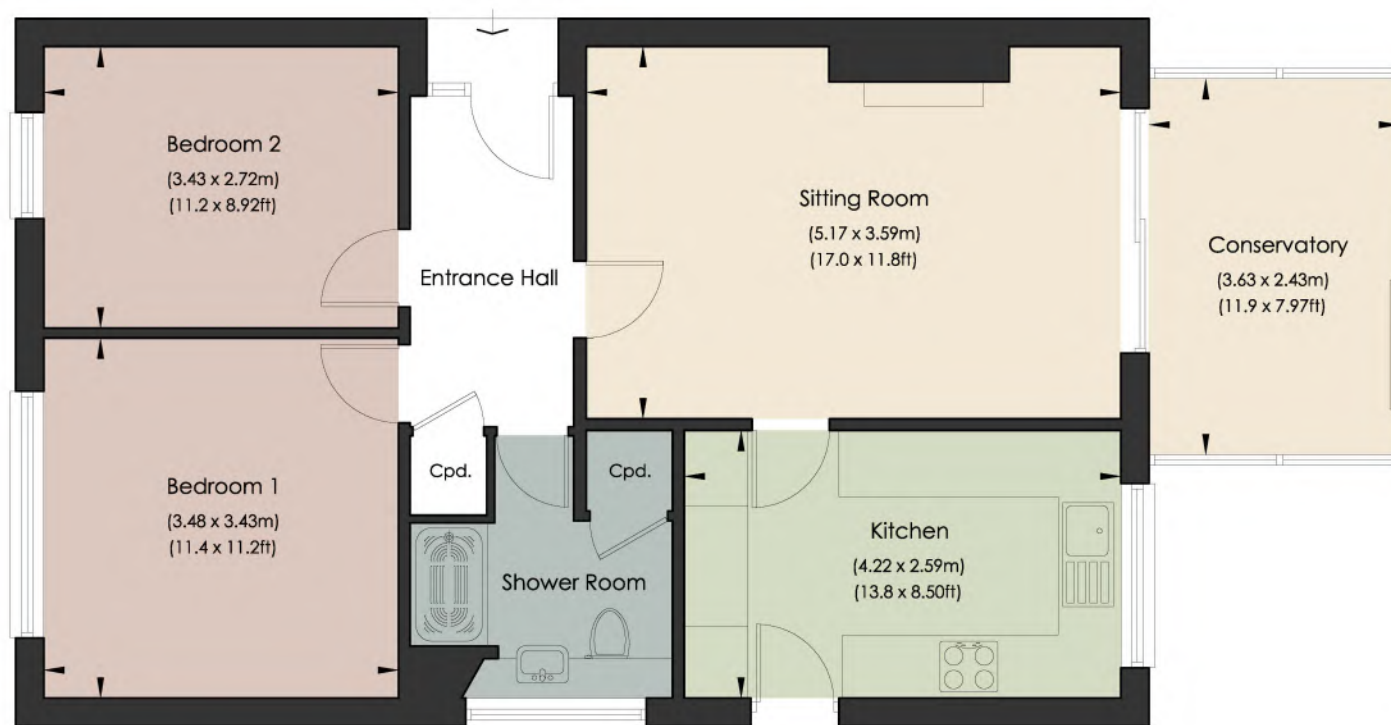
Mays Way, Potterspur, NN12 7PR

Approximate GIA (Gross External Area) Exc. Garage = 65 sqm (670 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GARAGE GIA = 12 sqm (129 sqft)

GROUND FLOOR GIA = 65 sqm (670 sqft)



TOWCESTER

01327 361664

enquiries@davidcosby.co.uk
www.davidcosby.co.uk



RICS

rightmove



The Property
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

www.davidcosby.co.uk