

NEW INSTRUCTION



FAIRFIELD ROAD

Paulerspury, Towcester, NN12 7NB



DAVID COSBY
ESTATE AGENTS



Fairfield Road

Paulerspury, Towcester, NN12 7NB

Total GIA Inc. Garage | Approx. 98 sqm (1055 sqft)



3 Bedrooms



3 Receptions



1 Bathroom

Features

- Spacious three-bedroom semi-detached family home
- Offered for sale with no onward chain
- Generous dual-aspect sitting/dining room
- Additional front reception room
- Fitted kitchen with garden outlook
- Ground floor WC, laundry room, and versatile home study
- Three first-floor bedrooms (two doubles and one single)
- Bathroom with separate WC
- Detached single garage and ample off-road parking
- Good-sized enclosed rear garden with scope for landscaping
- Situated in the desirable village of Paulerspury

Description

A well-presented and spacious three-bedroom semi-detached family home located in the heart of the sought-after village of Paulerspury, South Northamptonshire. The property occupies a generous plot with ample off-road parking, an enclosed rear garden, and a detached single garage.

The accommodation is arranged over two floors and includes a welcoming entrance hall with stairs rising to the first floor, together with access to a reception room and a large dual-aspect sitting/dining room. The kitchen, positioned at the rear of the house, is fitted with a range of shaker-style units and enjoys views over the garden. From here, a part-glazed door opens to a useful rear lobby, giving access to a ground floor WC, laundry room, and a versatile home study. On the first floor, the landing leads to three bedrooms, comprising two good-sized doubles and a single, all served by a bathroom with separate WC.

Externally, the property is set back from the road behind a gravelled driveway offering generous parking and access to the detached garage. The rear garden is mainly laid to lawn, with hedging and fencing to the boundaries, and provides scope for landscaping to suit individual requirements.



A spacious three-bedroom semi-detached home in the sought-after village of Paulerspury, offered with no onward chain, featuring generous living space, ample parking, a detached garage, and a good-sized rear garden.

Accommodation

Entrance Hall

The entrance hall is finished with oak-effect laminate flooring and features a straight flight of stairs with decorative loop-pile carpet rising to the first floor. White six-panel doors provide access to the sitting/dining room and a separate reception room.

Reception Room

Positioned to the front of the property, this reception room features a three-unit window overlooking the front aspect, allowing good natural light. The room is finished with off-white emulsion walls and cut-pile carpet. The original fireplace has been blocked and vented, with a feature arched side niche.

Sitting Room / Dining Room

This generously proportioned dual-aspect room is finished with oak-effect laminate flooring, continuing from the entrance hall. Double-glazed casement windows to the front and rear provide excellent natural light. The original fireplace has been blocked and vented, and the walls are neutrally decorated in off-white tones. The front area would accommodate lounge seating, while the rear is suited for dining, with a glazed sliding door opening directly to the kitchen.

Kitchen

Positioned at the rear of the property, the kitchen enjoys garden views through a three-unit window. It is fitted with a range of shaker-style base and wall units, complemented by terrazzo-effect work surfaces and an acrylic sink with drainer and chrome mixer tap with pull-out hose. Space is provided for an oven and hob, with a brushed chrome extractor hood and light over. The floor is finished with marble-effect vinyl tiles, and a useful under-stairs cupboard houses the modern consumer unit and electric meter. A part-glazed door leads to the rear lobby.



The Property

Rear Lobby

Accessed from the rear garden through a part-glazed door, the rear lobby is finished with timber-effect laminate flooring and features exposed rusticated brickwork with a painted finish. Traditional slatted timber doors open to the ground floor WC and laundry room, while an open doorway leads through to a useful home office area.

Ground Floor WC

Fitted with a space-saving close-coupled WC with integrated cistern and a wash hand basin with chrome mixer tap. Natural light is provided by a frosted double-glazed casement window to the rear aspect. The exposed brick walls have been finished in white paint, with timber-effect laminate flooring continuing from the lobby.

Laundry Room

A practical space with plumbing for a washing machine and high-level surface-mounted power points. The floor is finished with checkerboard tiling, while the walls are of exposed brickwork with a painted finish.

Home Study

This dual-aspect room benefits from good natural light from both front and rear windows. The walls are part fair-faced brickwork with the remainder plasterboard lined and finished with emulsion paint. The floor is laid with cut-pile carpet.

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The Property

First Floor Landing

The landing is fitted with decorative loop-pile carpet continuing from the staircase. A combination of four-panel white doors and timber flush doors provide access to the principal bedrooms, bathroom, and separate WC. Natural light is afforded by a top-hung casement window overlooking the rear garden, and a slatted timber ceiling hatch gives access to the roof void.

Bedroom One

Situated to the front of the property, Bedroom One is a part-vaulted room with a large four-unit double-glazed casement window providing excellent natural light and views to the front aspect. The walls are finished in two-tone emulsion, and the chimney breast includes a blocked fireplace with vent. The floor is laid with cut-pile carpet, and a fitted four-door wardrobe with upper shelving and hanging rail provides useful storage.

Bedroom Two

A further well-proportioned double bedroom located to the front left of the property, with a three-unit window overlooking the front aspect. The walls are finished in two-tone emulsion, and the floor is laid with cut-pile carpet. Storage is provided by an open-fronted wardrobe with hanging rail and shelf.

Bedroom Three

A single bedroom situated to the rear left of the property, with a two-unit casement window overlooking the garden. The room includes a built-in storage cupboard with upper shelving. The floor is laid with cut-pile carpet, and the walls are neutrally decorated.

Bathroom

Located to the rear right of the property, the bathroom is fitted with a two-piece suite comprising a bath with shower over and a pedestal wash hand basin with chrome pillar taps. A frosted three-unit window provides natural light and ventilation, supplemented by a wall-mounted extractor fan. The floor is finished with geometric-pattern sheet vinyl. A built-in four-door timber cupboard houses the hot water cylinder.

First Floor WC

A separate WC fitted with a ceramic toilet and low-level cistern. Natural light is provided by a frosted top-hung casement window, and the room is finished with white emulsion walls and terrazzo-effect sheet vinyl flooring.



Grounds

Front Aspect

The property is set back from Fairfield Road and approached via a dropped kerb leading to a generous gravelled driveway, which provides ample off-road parking and access to a detached concrete sectional single garage. A separate pedestrian gate opens onto a pathway leading to the main entrance, sheltered by a projecting canopy. To the right of the path lies a lawned garden, complemented by established lilac trees and decorative panel fencing with trellis detail. The front and side boundaries are defined by mature hedgerows, and a secure timber gate provides access to the rear garden.

Rear Aspect

The rear garden is of good proportions and includes perimeter pathways providing access to the rear lobby and kitchen. The main area is laid to lawn with a central pathway, and the boundaries are formed by a combination of conifer hedging and concrete posts with timber panel fencing. The garden offers scope for landscaping and personalisation to suit individual requirements.

Garage

The property includes a detached single garage of concrete sectional construction, set beneath a dual-pitched corrugated asbestos cement roof. It is fitted with an aluminium up-and-over door, which currently requires reattachment of the operating cables to restore full function.



Location

Paulerspury is a charming village in the South Northamptonshire countryside, just a short distance from the market town of Towcester. The village offers a peaceful rural lifestyle while still being well-connected to major towns and transport links. There are a range of local amenities catering to residents' day-to-day needs. The village is home to The Barley Mow, a well-regarded pub and restaurant offering a warm atmosphere and quality food. The village hall hosts various community events and activities throughout the year, contributing to the strong village spirit. For everyday essentials, residents can make use of the Budgens store on the A5, which provides a selection of groceries, fresh produce, and household items. A wider range of shopping options, including supermarkets and independent retailers, can be found in Towcester, just a few miles away. Additionally, there is a farm shop at Wakefield Country Courtyard, offering fresh local produce.

Paulerspury is served by Paulerspury Church of England Primary School, which has a strong reputation and plays an active role in the community. For secondary education, the area falls within the catchment of Sponne School in Towcester, an Ofsted-rated 'Outstanding' secondary school. Several independent schools are also within easy reach, including Winchester House School in Brackley and Northampton High School in Hardingstone.

The surrounding countryside provides plenty of opportunities for outdoor activities, with numerous footpaths and bridleways ideal for walking, cycling, and horse riding. Golfers will appreciate the proximity to Whittlebury Park Golf & Country Club, which features an 18-hole course and spa facilities. Paulerspury is well-positioned for commuters, with easy access to the A5 and A43, connecting to the M1 (Junction 15A) and M40 motorways. Milton Keynes, with its extensive shopping, leisure, and business facilities, is approximately 12 miles away, offering direct rail services to London Euston in around 35 minutes. Northampton is also within easy reach, providing additional rail connections and amenities.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, & Electricity

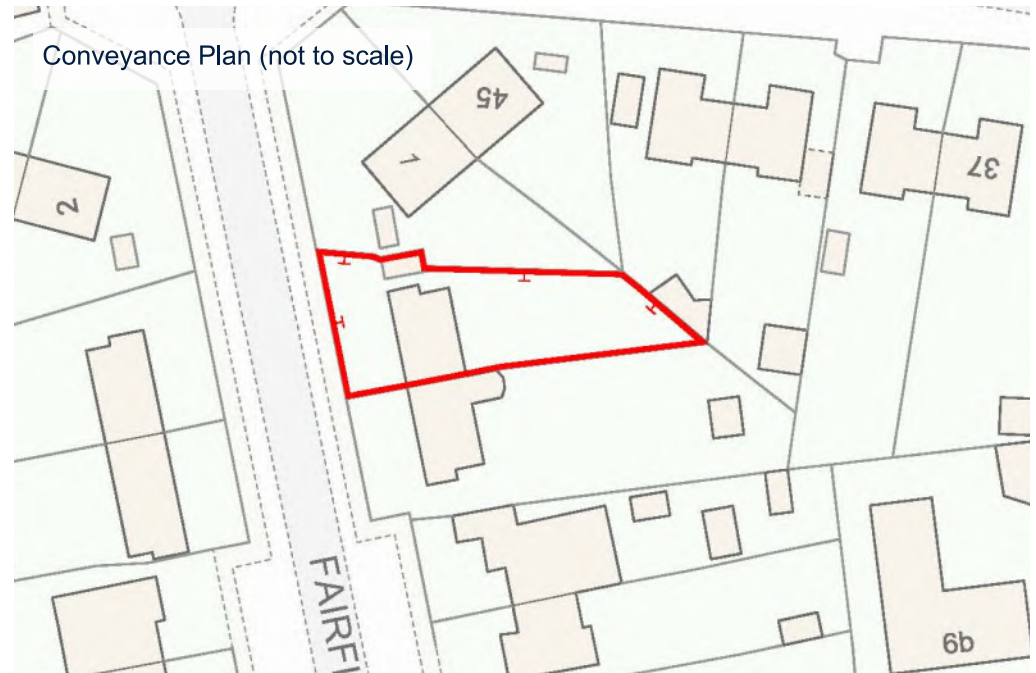
Council Tax: Band C **EPC:** C

Broadband: Ultra Fast Broadband Available 1000Mbps

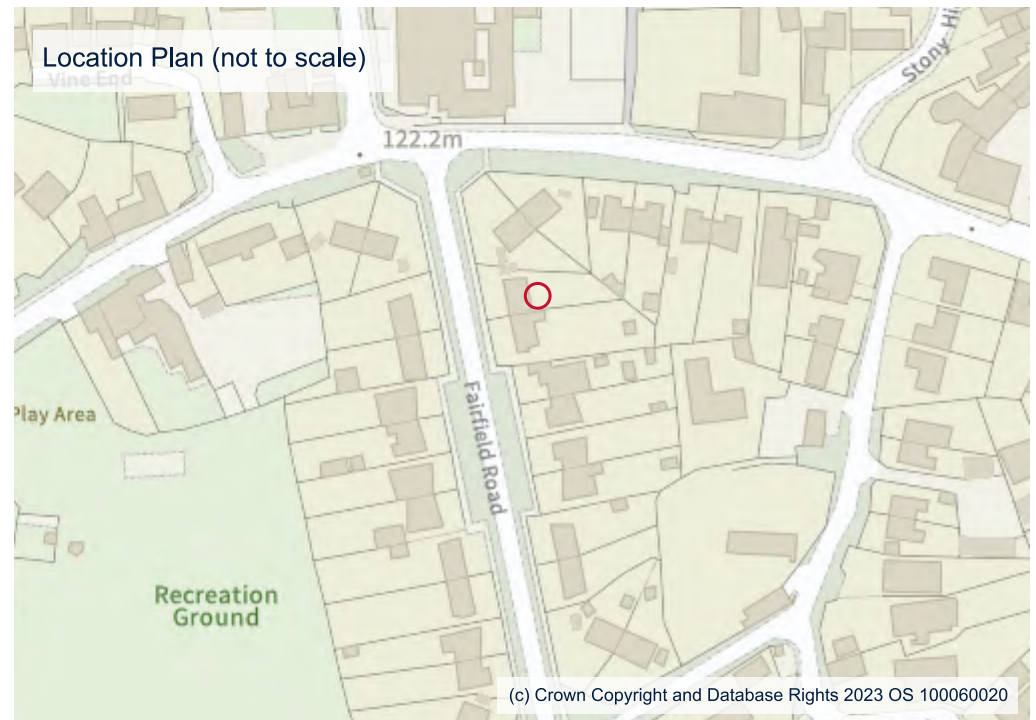
Important Notice

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Conveyance Plan (not to scale)



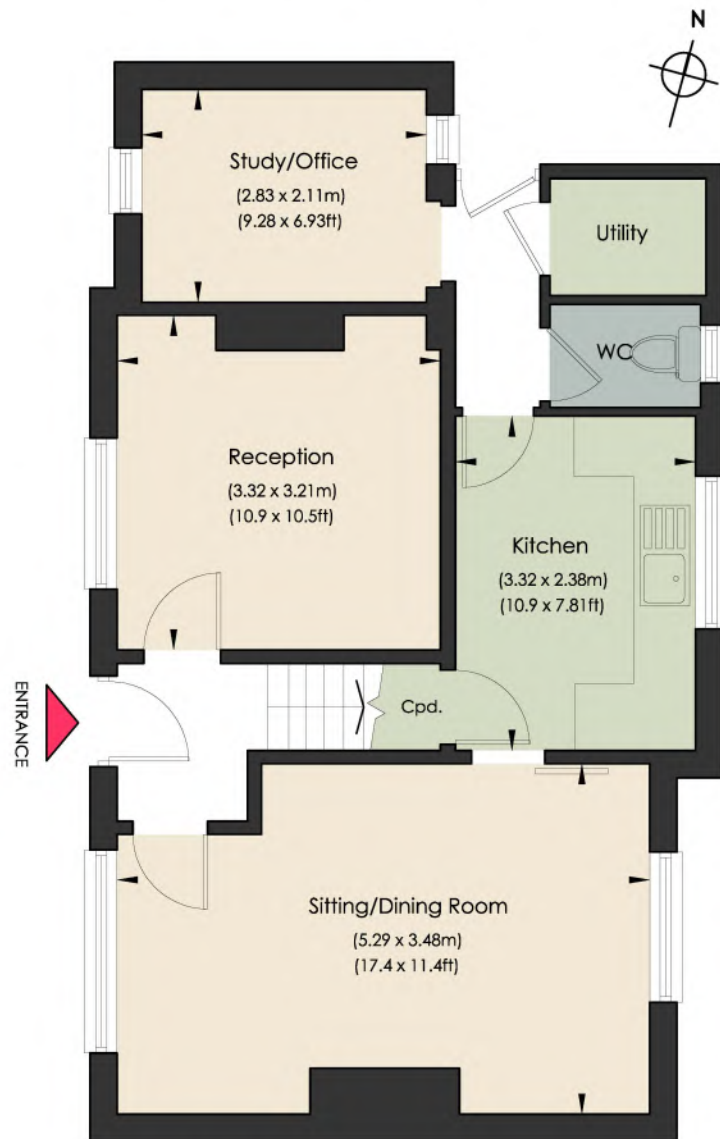
Location Plan (not to scale)



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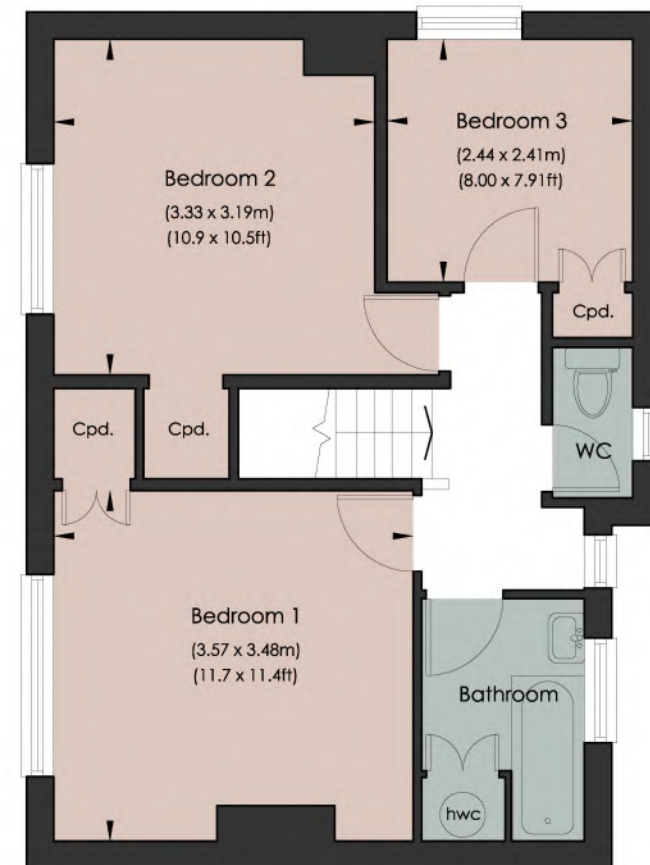
Approximate GIA (Gross External Area) Exc. Garage = 98sqm (1055 sqft)



GROUND FLOOR GIA = 54 sqm (581 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.



GROUND FLOOR GIA = 44 sqm (474 sqft)



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