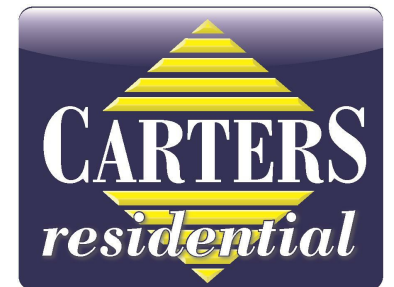




Beverley Way, Towcester, NN12 6UE





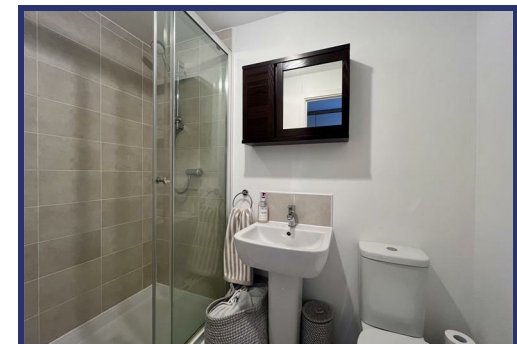
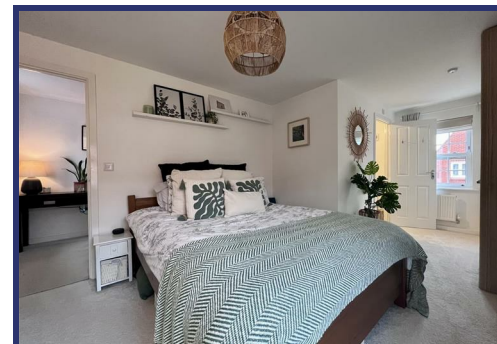
3 Beverley Way  
Towcester  
Northamptonshire  
NN12 6UE

£399,950

Carters are delighted to offer a "Radstone Corner" design originally built by Persimmon in 2020. A very well designed three bedroom family home located on the popular Towcester Racecourse Estate.

The property has accommodation set on two floors comprising; entrance hall, cloakroom, living room, and a fitted kitchen/dining room. On the first floor there are 3 bedrooms including a huge master suite with dressing area and en-suite shower room. Family bathroom. The outside of the property has a front/side garden, driveway for several cars and a rear garden. Garage with up & over door to the front and a personnel door to the side.

- Detached House
- 3 Bedrooms
- Large Master Suite with En-suite & Dressing Area
- Garage & Parking
- Utility Room
- South Facing Garden
- Cloakroom
- Popular & Modern Racecourse Estate







### Ground Floor

A central entrance hall has stairs to the first floor and doors to both rooms.

The living room has laid carpet and sliding sash windows to the front & side.

The kitchen/dining room has a dining area located to the front with the window to the front and French doors opening to the rear garden. Storage cupboard. The kitchen area has an extensive range of units to floor and wall levels. Slight over hang on the worktop creating a breakfast bar. Integrated appliances include a gas hob, extractor hood, electric oven, fridge/freezer and a dishwasher. Window to the side and a door to the utility room. The utility room includes an integrated washer/dryer, gas central heating boiler and a door leading to the cloakroom and driveway.

### First Floor

The landing has access to the loft, storage cupboard and a window to the rear.

The master bedroom is a large double bedroom with a dual aspect – windows to the front and side. A dressing area has space for wardrobes and an en-suite shower room has a suite comprising WC, wash basin and a double sized shower cubicle.

Bedroom two is a double bedroom located to the front.

Bedroom three is a good size bedroom located to the rear with the window to the side.

The bathroom has a white suite comprising WC, wash basin and a bath with shower over.

### Outside

The front garden extends to the side of the property, is laid to lawn with steps leading to the front door.

The rear garden has been fully landscaped and is enclosed by a brick wall and fencing. Gated access to the driveway & a personal door giving

access to the garage.

Parking for Two cars.

### Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Local Authority: West Northants Council

Council Tax Band: D

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



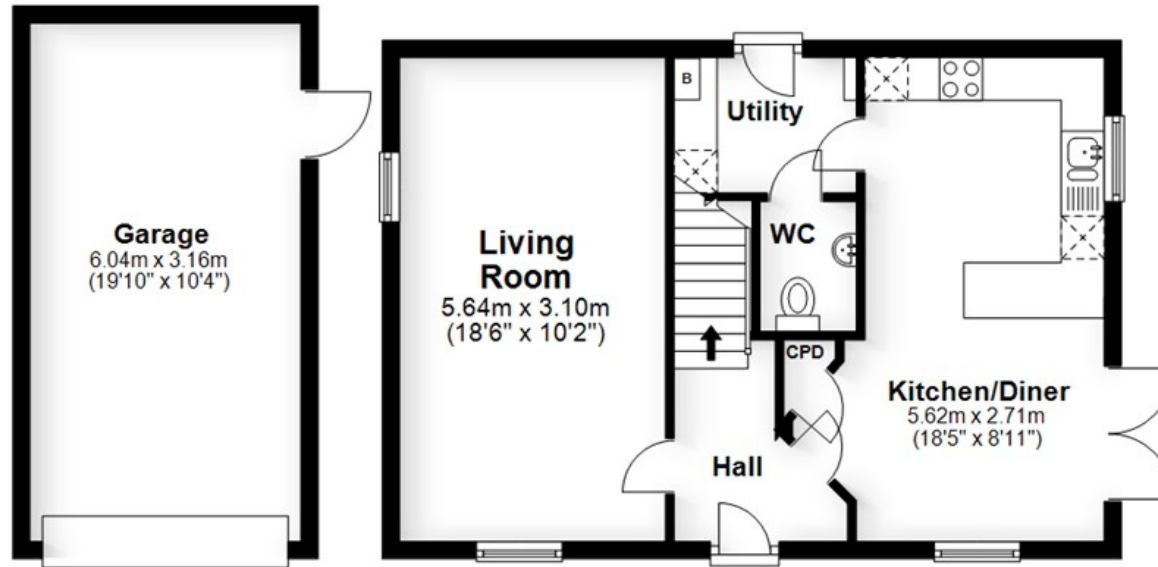






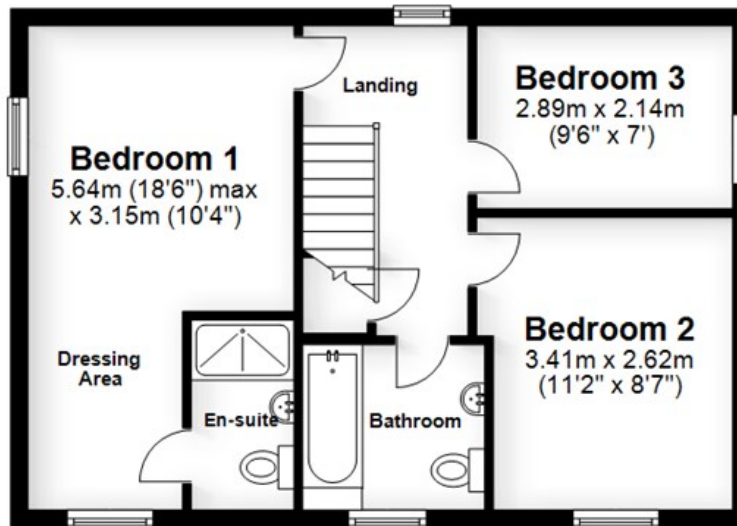
## Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



## First Floor

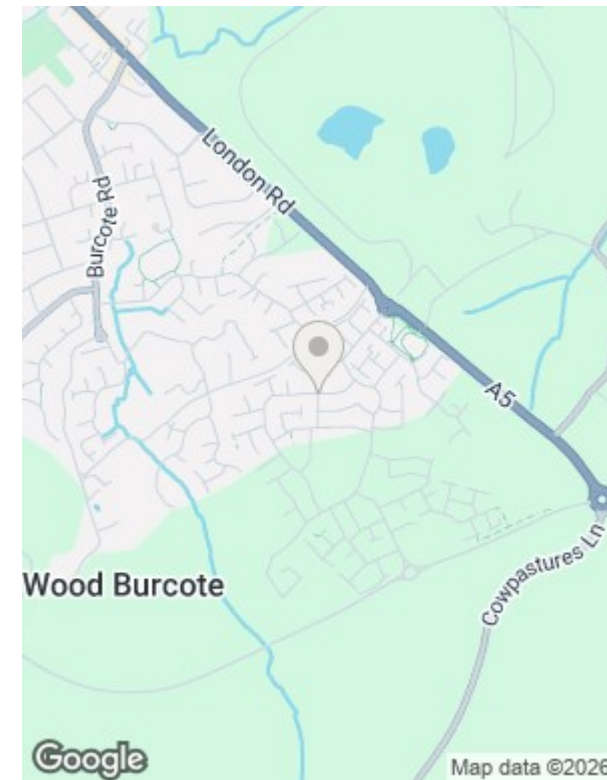
Approx. 46.5 sq. metres (500.1 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

