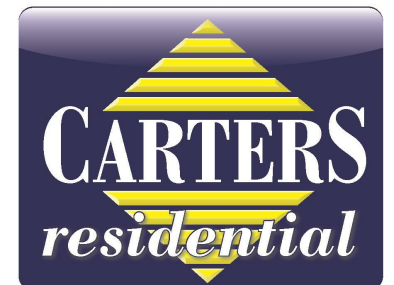




Irvine Drive, Towcester, NN12 7AX



5 Irvine Drive
Towcester
Northamptonshire
NN12 7AX

£650,000

Carters are delighted to offer for sale this substantially improved six-bedroom detached family home, offered to the market with no onward chain.

Situated on the sought-after 'Shires' development, this impressive home was built in 2002 by Persimmon Homes to the popular Bolero design. The current owners have significantly enhanced the property, most notably with a second-floor loft conversion creating a spacious principal bedroom suite and a sixth bedroom/nursery. Further improvements include the installation of a bespoke Harvey Jones kitchen.

The accommodation comprises an entrance porch, welcoming hallway, cloakroom, sitting room, kitchen/breakfast room, dining room, study, utility room, and conservatory on the ground floor. The first floor offers four bedrooms, two with en-suite facilities, together with a four-piece family bathroom. The top floor is dedicated to the principal bedroom suite and sixth bedroom/nursery.

Externally, the property benefits from a large driveway providing parking for multiple vehicles, leading to a detached double garage. To the rear is a pleasant, fully enclosed garden.

- 6 BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- FOUR BATH/SHOWER ROOMS
- RE-FITTED 'HARVEY JONES' KITCHEN
- SITTING ROOM WITH WOOD-BURNER
- CONSERVATORY
- DOUBLE GARAGE & LARGE DRIVEWAY
- NO ONWARD CHAIN





Accommodation

Ground Floor

The property is accessed via a part-glazed front door leading into the entrance porch, with a further door opening into the welcoming entrance hall. From here, stairs rise to the first-floor landing, and doors provide access to the sitting room, dining room, study, kitchen/breakfast room, and cloakroom.

The cloakroom is fitted with a low-level WC and pedestal wash hand basin.

The spacious sitting room features a fitted fireplace with wood-burning stove, while double-glazed French doors with glazed side panels open into the conservatory.

Positioned at the front of the property, the dining room enjoys a pleasant front-facing aspect through a double-glazed window.

The study is fitted with a comprehensive range of bespoke Neville Johnson office furniture and benefits from a front-aspect window.

Located to the rear of the property, the impressive kitchen/breakfast room has been refitted with an extensive range of Harvey Jones units complemented by granite work surfaces. Features include an inset sink, a range of base and eye-level storage units, and integrated appliances comprising an electric range cooker with induction hob, dishwasher, microwave, and coffee machine. There is also space and plumbing for an American-style fridge freezer. A stylish central island provides additional preparation space and informal seating, together with an integrated wine fridge. A door leads through to the utility room.

The utility room is fitted with granite worktops, base-level units, plumbing for a washing machine, and a wall-mounted gas central heating boiler. A door provides external access to the side of the property.

The conservatory is of brick and uPVC construction and features double-glazed French doors opening onto the rear garden.

First Floor

The first-floor landing features a front-aspect window, airing cupboard housing the hot water tank, and staircase rising to the second floor. Doors lead to four bedrooms, two en-suite shower rooms, and the family bathroom.

The second bedroom, currently arranged as a guest suite, is located at the front of the property and benefits from a dressing area with a range of built-in wardrobes. A door leads to the en-suite wet room, which comprises a walk-in shower, wash hand basin with storage beneath, and low-level WC. Additional features include underfloor heating, a heated towel rail, and an obscure double-glazed rear window.

Bedroom three benefits from two sets of built-in wardrobes and a rear-aspect window. The adjoining en-suite comprises a shower cubicle, pedestal wash hand basin, and low-level WC, together with a radiator and obscure double-glazed rear window.

Bedroom four overlooks the front of the property through a double-glazed window.

Bedroom five is positioned to the rear and enjoys views over the garden through a double-glazed window.

The family bathroom is fitted with a four-piece suite comprising a spa bath with handheld shower attachment, separate corner shower cubicle, pedestal wash hand basin, and low-level WC. Additional features include underfloor heating, a heated towel rail, and an obscure double-glazed side window.

Second Floor

The second-floor landing benefits from loft access and a Velux window to the front aspect. This level provides access to the principal suite and bedroom six/nursery.

The principal bedroom enjoys Velux windows to both the front and rear aspects, built-in double wardrobes, additional storage cupboards, and eaves storage. The en-suite wet room features twin wash hand basins, a walk-in double shower, and low-level WC, complemented by underfloor heating, a heated towel rail, and a rear-aspect Velux window.

Bedroom six/nursery benefits from two front-aspect Velux windows and useful eaves storage.

Exterior

To the front of the property is a large driveway with planted shrub borders, providing off-road parking for multiple vehicles and leading to the double garage. The garage benefits from power and lighting, roof-space storage, and a side door providing access to the rear garden. The rear garden is fully enclosed and mainly laid to lawn with mature planted borders. There are paved seating areas, including one beneath a pergola, together with an outside water tap.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: West Northants Council
Council Tax Band: Band F.

Location - Towcester

Towcester - Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre. There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

Note for Purchasers

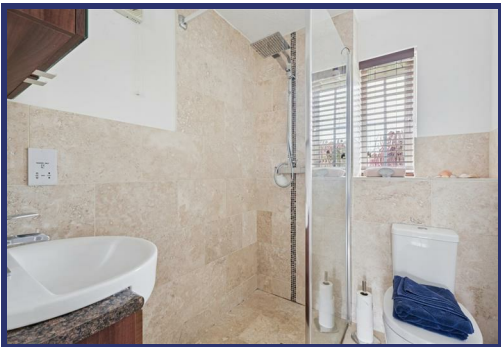
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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

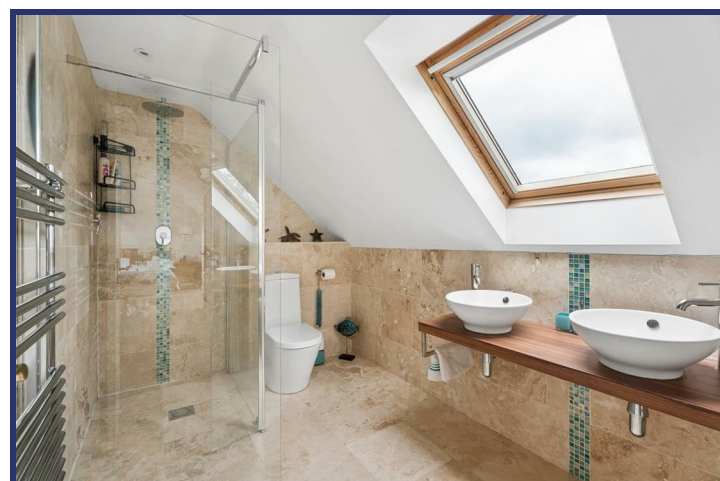
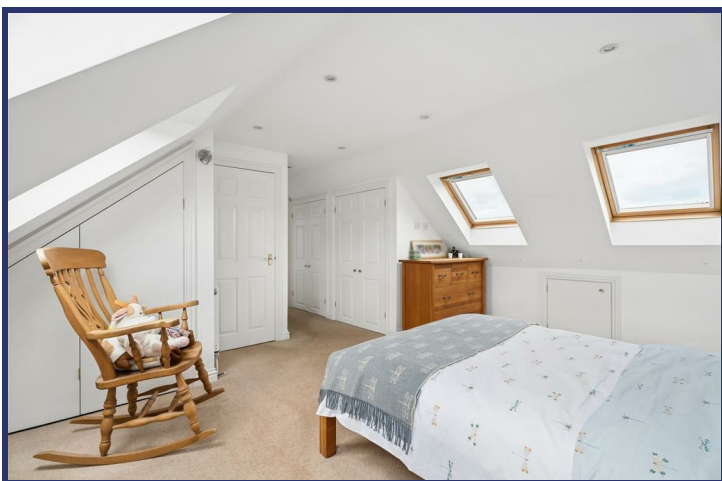
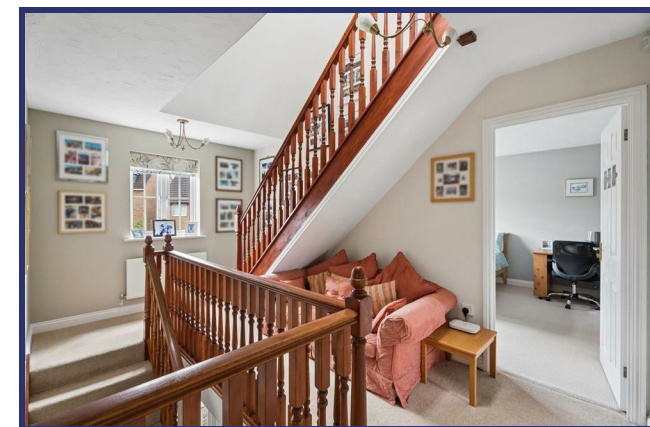
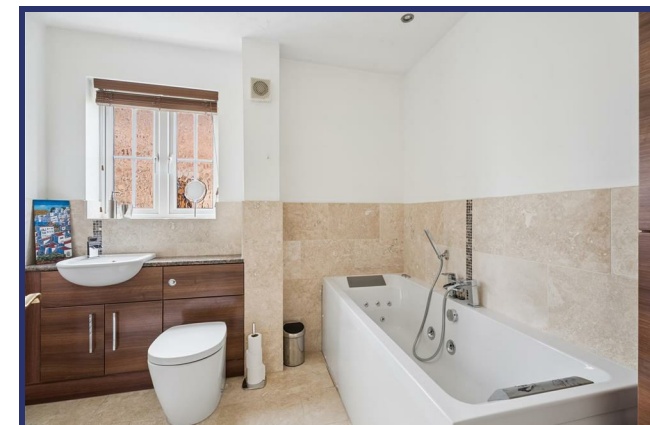
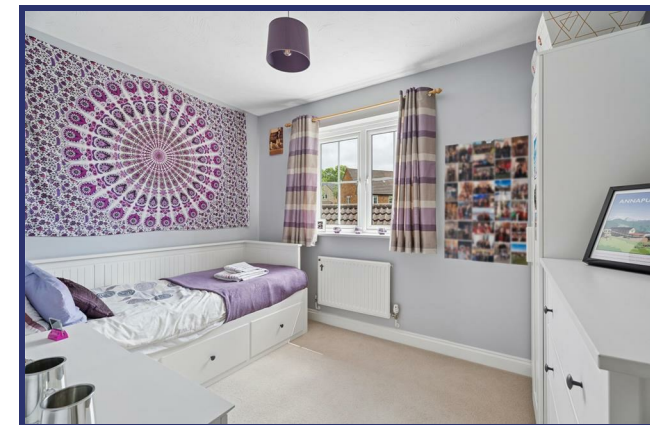
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

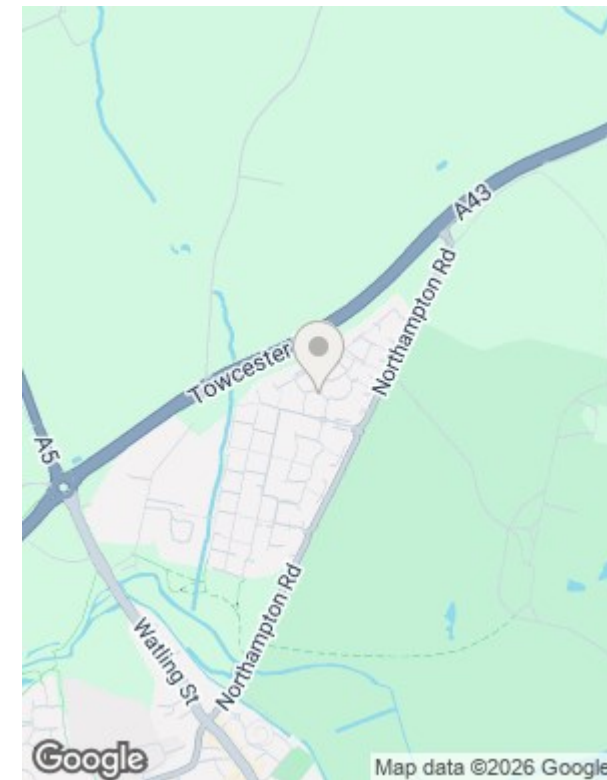
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.







Approximate Gross Internal Area (Excluding Eaves)
 Ground Floor = 93.5 sq m / 1,006 sq ft
 First Floor = 76.9 sq m / 828 sq ft
 Second Floor = 50.6 sq m / 545 sq ft
 Garage = 29.4 sq m / 316 sq ft
 Total = 250.4 sq m / 2,695 sq ft



Viewing Arrangements

By appointment only via Carters.
 We are open 7 days a week for your convenience

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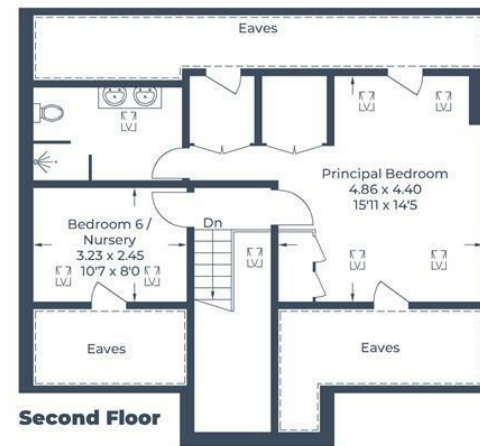


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

