

**45 Eastfield Crescent  
Yardley Gobion  
TOWCESTER  
NN12 7TT  
£385,000**



- **VILLAGE LOCATION**
- **THREE BEDROOMS**
- **VIEWS OUT OVER OPEN COUNTRYSIDE**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING:TBC**

- **DETACHED**
- **NO CHAIN**
- **TANDEM LENGTH GARAGE**
- **GAS RADIATOR HEATING**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Yardley Gobion, Towcester, this delightful detached house on Eastfield Crescent offers a perfect blend of comfort and tranquillity. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the tandem length garage, providing ample storage or parking space for your vehicles. Additionally, the property boasts parking for up to two further vehicles, making it an excellent choice for families with multiple cars.

One of the most appealing aspects of this home is its picturesque views over open fields to the rear, offering a serene backdrop that enhances the overall living experience. The absence of a chain means that you can move in without delay, making this property even more attractive.

Whether you are looking for a peaceful retreat or a family home with plenty of space, this property on Eastfield Crescent is sure to impress. Don't miss the opportunity to make this charming house your new home.

## **Ground Floor**

### **Entrance Hall**

Build in cupboard, UPVC double glazed window and door to front.

### **Lounge/Dining Room**

22'5" x 10'11" (6.85 x 3.35)

L shaped, radiator, stairs rising to first floor, feature fireplace, UPVC double glazed windows to front and rear, doors to:

### **Kitchen**

9'1" x 7'8" (2.79 x 2.35)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, built in double oven, radiator, UPVC double glazed window and door to rear.

## **First Floor**

### **Landing**

UPVC double glazed window to side, built in storage cupboard.

### **Bedroom One**

11'5" x 10'2" (3.48 x 3.12)

Radiator, UPVC double glazed window to front.

### **Bedroom Two**

10'10" x 10'3" (3.31 x 3.13)

Radiator, UPVC double glazed window to rear with views out over open countryside.

### **Bedroom Three**

8'2" x 7'1" (2.51 x 2.17)

UPVC double glazed window to front, radiator.

**Bathroom**

Modern suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, radiator, UPVC double glazed window to rear.

**Externally****Front Garden**

Mainly laid to lawn with flower and shrub borders, mature tree, block paved driveway for off road parking leading to garage.

**Garage**

35'9" x 7'10" (10.90 x 2.39)

Tandem length, roller doors, power and light connected, window and door to rear.

**Rear Garden**

Large paved patio area leading to lawn area, flower and shrub borders, mature plants and trees, feature pond, views over open countryside.

**Agents Notes**

Council Tax Band: D

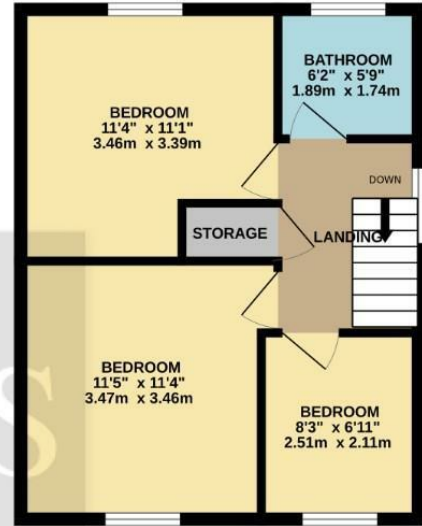




GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



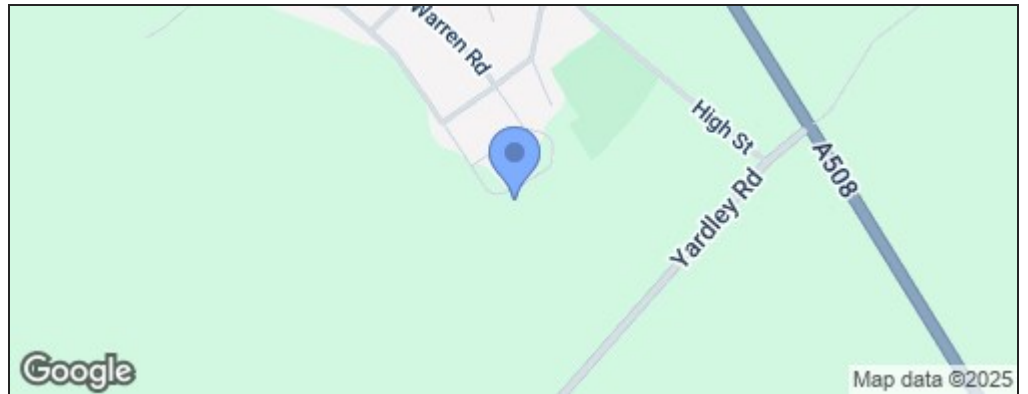
1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.