

**94 Overstone Road
Sywell
NORTHAMPTON
NN6 0AW**

£475,000



- **EXTENDED DETACHED DORMER BUNGALOW**
- **EN-SUITE TO MASTER**
- **SOUGHT AFTER LOCATION**
- **PLOT MEASURES APPROX .22 OF AN ACRE**
- **FOUR DOUBLE BEDROOMS**
- **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**
- **DETACHED DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An extended and spacious detached dormer bungalow in a highly sought after location, featuring four double bedrooms and a double garage, the property offers a wealth of potential on a plot measuring approximately .22 of an acre. With accommodation comprising in brief; entrance hall, lounge, dining/room, kitchen, two bedrooms with en-suite to master, and a bathroom to the ground floor, with two further double bedrooms to the first floor. Externally there is a large gravelled driveway to the front, leading to the rear garden split into several landscaped sections, including a detached double garage. The property also benefits from UPVC double glazing, gas central heating, and no upper chain.

Ground Floor

Entrance Hall

Enter via UPVC door, radiator.

Bedroom One

14'9" into bay x 10'5" inc. wardrobes (4.52 into bay x 3.20 inc. wardrobes)

Bay UPVC window to front aspect, fitted wardrobes to wall, radiator.

En-Suite

Tiled shower cubicle, low level wc, pedestal wash hand basin, tiled radiator.

Lounge

27'5" into bay x 12'0" (8.36m into bay x 3.66m)

Bay UPVC window to front aspect, three UPVC windows to side aspect, feature gas fireplace, two radiators.

Kitchen

13'8" x 11'10" (4.17 x 3.61)

UPVC window to side aspect, a range of wall and base units with roll top work surfaces, polycarbonate one and a half sink and drainer, space for various appliances, cupboard housing boiler, complementary tiling, ceramic tiled flooring.

Dining / Family Room

19'8" x 14'4" (6.01 x 4.39)

Two UPVC windows to side aspect, door leading to rear garden, radiator.

Rear Lobby

UPVC window to side aspect, cupboard housing hot water tank, stairs rising to first floor.

Bedroom Two

11'11" x 12'3" reducing to 8'11" (3.64 x 3.74 reducing to 2.73)

UPVC window to rear aspect, radiator.

Bathroom

9'1" x 8'3" (2.78 x 2.52)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, bidet, pedestal wash hand basin, ceramic tiled flooring and walls, radiator.

First Floor

Landing

Storage cupboard.

Bedroom Three

11'5" x 10'0" (3.50 x 3.05)

Restricted head height, UPVC window to front aspect, eaves storage, radiator.

Bedroom Four

11'7" x 10'0" (3.54 x 3.06)

Restricted head height, UPVC window to front aspect, eaves storage, radiator.

Externally**Front Garden**

Gravelled driveway offering off road parking for multiple vehicles, various flower and shrub borders, enclosed by wooden fencing and hedges.

Rear Garden

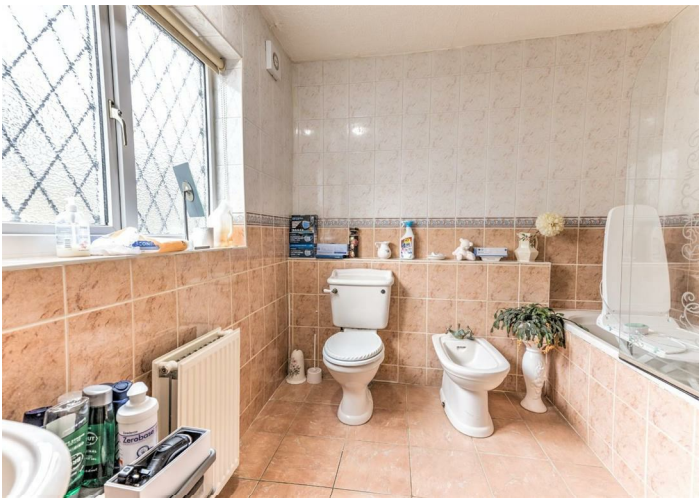
Separated into three sections of various gravelled, patio, and lawn areas, various flower and shrub beds, enclosed by wooden fencing and hedges.

Double Garage

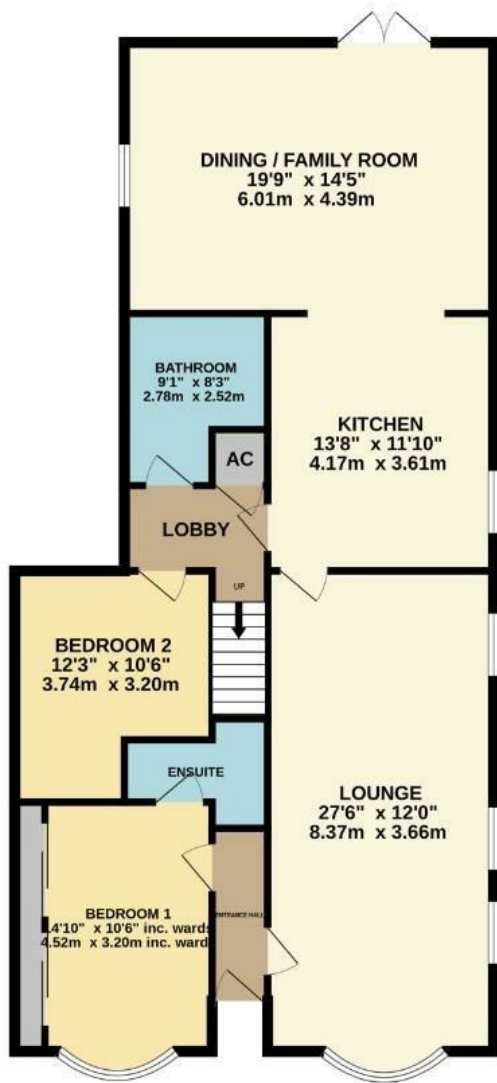
18'4" x 15'8" (5.60 x 4.80)

Two up and over doors, power and light connected.

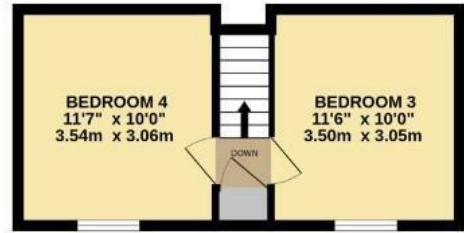




GROUND FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



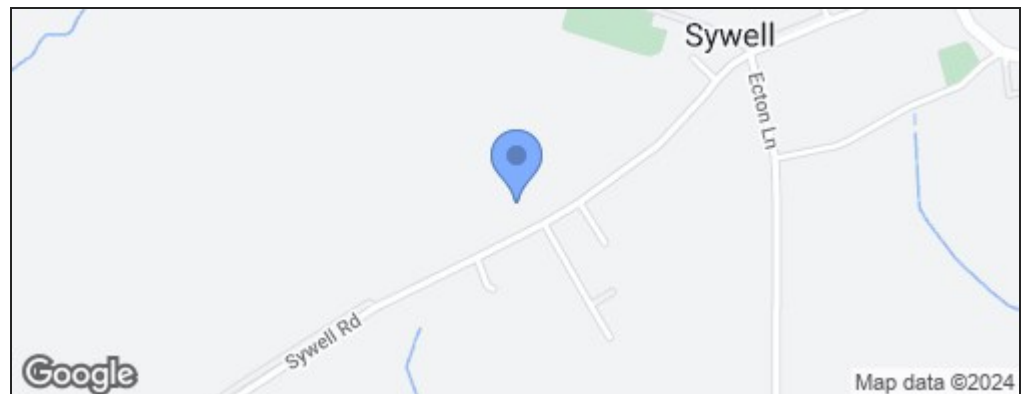
1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 1469 sq.ft. (136.5 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.