

**57 Stratford Road  
Overstone  
NORTHAMPTON  
NN6 0TQ**



**Offers Over £350,000**



- RECENTLY CONSTRUCTED DETACHED
- OPEN PLAN KITCHEN / DINER
- EN-SUITE TO MAIN BEDROOM
- NHBC WARRANTY REMAINING
- FOUR BEDROOMS
- DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- ENERGY EFFICIENCY RATING : B

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern four bedroom detached property, recently constructed by Barratt Homes to their 'Chester' design, benefitting from a wonderful open plan kitchen/diner to the rear and a number of years remaining on the NHBC warranty. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, and kitchen / diner to the ground floor, with four bedrooms, an en-suite to main bedroom, and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, off road parking, and a garage.

### **Entrance Hall**

13'11" x 8'3" (4.26 x 2.54)

Enter via composite door, stairs rising to first floor, under stairs storage.

### **Lounge**

16'4" x 9'6" (5.00 x 2.92)

UPVC window to front aspect, radiator.

### **Kitchen / Diner**

17'11" x 13'5" reducing to 11'0" (5.48 x 4.11 reducing to 3.36 )

UPVC window and French doors to rear aspect, a range of wall and base units with roll top work surfaces, oven, hob, fridge/freezer, dishwasher, radiator.

### **Downstairs WC**

Obscure UPVC window to side aspect, low level wc, pedestal wash hand basin, radiator.

### **First Floor Landing**

Loft access, storage cupboard.

### **Bedroom One**

13'8" x 8'11" (4.19 x 2.73)

UPVC window to front aspect, radiator.

### **En-Suite**

Low level wc, tiled shower cubicle, sink unit, radiator.

### **Bedroom Two**

9'8" x 9'2" (2.97 x 2.81)

UPVC window to rear aspect, radiator.

### **Bedroom Three**

8'9" x 7'0" (2.67 x 2.14)

UPVC window to front aspect, radiator.

### **Bedroom Four**

8'6" x 6'8" (2.60 x 2.05)

UPVC window to rear aspect, radiator.

### **Bathroom**

6'8" x 5'6" (2.05 x 1.69)

Obscure UPVC window to side aspect, bath unit, low level wc, pedestal wash hand basin, radiator.

### **Front Garden**

Driveway offering off road parking for two vehicles, wood chip area.

**Rear Garden**

Lawn and patio areas, gated side access, enclosed by wooden fencing.

**Garage**

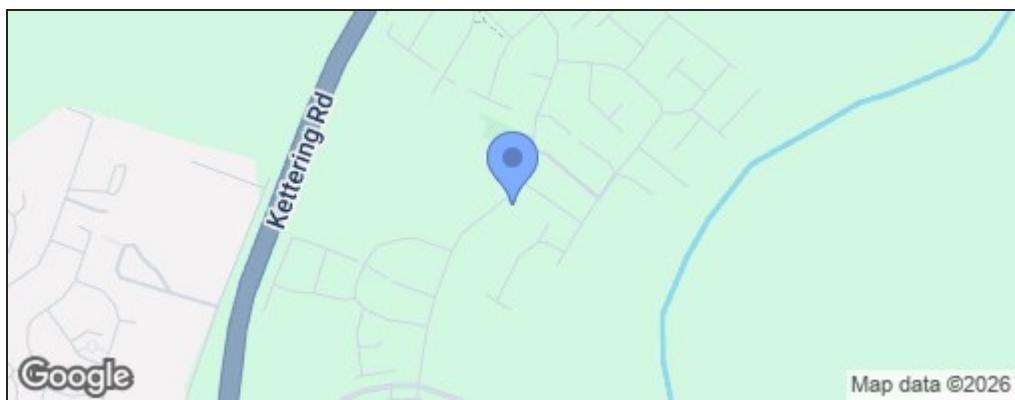
Up and over door.







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	



#### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.