



**20 Woodland Avenue, Overstone, Northampton, NN6 0AJ**  
**£350,000 Freehold**

Available with no onward chain is this detached family home in the popular village of Overstone. The property has been adapted by the current vendor to allow disabled access to the first floor by the way of a lift allowing versatile two storey living for most potential buyers needs. The accommodation comprises entrance hall, lounge and family room/bedroom four both with bay windows, kitchen/breakfast room, dining room with stairs and elevator to the first floor and a utility cloakroom to the ground floor. On the first floor are three bedrooms and a refitted shower room. Externally the frontage provides double width driveway with the rear being fully enclosed and benefitting from a garage conversion to create a heated all year round work room. EPC Rating: D. Council Tax Band: D

**Detached Home | Flexible Accommodation | Three - Four Bedrooms | Driveway & Converted Garage | Village Location | Vacant Possession**

modern marketing · traditional values

### ENTRANCE HALL

Composite double glazed entrance door. Radiator.

### CLOAKROOM/UTILITY 1.91m x 1.68m (6'3 x 5'6)

Obscure double glazed window to side elevation.  
Low level WC and pedestal wash hand basin.  
Tiling to splash back areas. Plumbing for washing machine.

### LOUNGE 4.88m x 3.35m (16'0 x 11'0) into bay

Double glazed bay window to front elevation.  
Radiator. Feature fireplace with inset electric fire.

### FAMILY ROOM/BEDROOM FOUR 4.32m x 2.92m (14'2 x 9'7) into bay

Double glazed bay window to front elevation.  
Radiator.

### DINING ROOM 6.71m x 2.62m (22'0 x 8'7)

Double glazed French doors to rear elevation.  
Radiator. Staircase rising to first floor landing.  
Bespoke lift to the first floor.

### KITCHEN/BREAKFAST ROOM 4.62m x 3.68m (15'2 x 12'1)

Double glazed window to rear elevation. Double glazed door to side elevation. Radiator. Fitted with a range of wall and base level cupboards and drawers with work surfaces over. Integrated double oven, electric hob and extractor. Stainless steel sink unit with mixer tap. Plumbing for dishwasher. Space for fridge/freezer. Cupboard housing boiler. Coving.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 5.11m x 3.58m (16'9 x 11'9)

Double glazed window to front elevation. Radiator.  
Built in triple wardrobes. Eaves storage.

### BEDROOM TWO 3.66m x 3.10m (12'0 x 10'2)

Double glazed window to front elevation. Radiator.  
Eaves store.

### BEDROOM THREE 4.52m x 3.07m (14'10 x 10'1)

Double glazed window to rear elevation. Radiator.  
Eaves storage.

### SHOWER ROOM 1.91m x 2.13m (6'3 x 7'0) Max

Double glazed obscure window to side elevation.  
Heated towel rail. Refitted suite comprising low level WC, vanity wash hand basin with mixer tap over and double shower cubicle with wall mounted shower over. Tiling to splash back areas. Coving.

### OUTSIDE

#### FRONT GARDEN

Hardstanding providing off road parking for two/three cars. Gated side access to both sides of property.

#### GARAGE/HOBBY ROOM

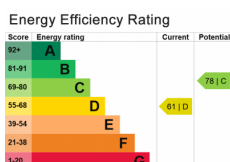
Double glazed window to side elevation. Wall mounted electric heater. Power and light connected. Laminate flooring.

#### REAR GARDEN

Laid to lawn with two patio area. Gated access to the front.

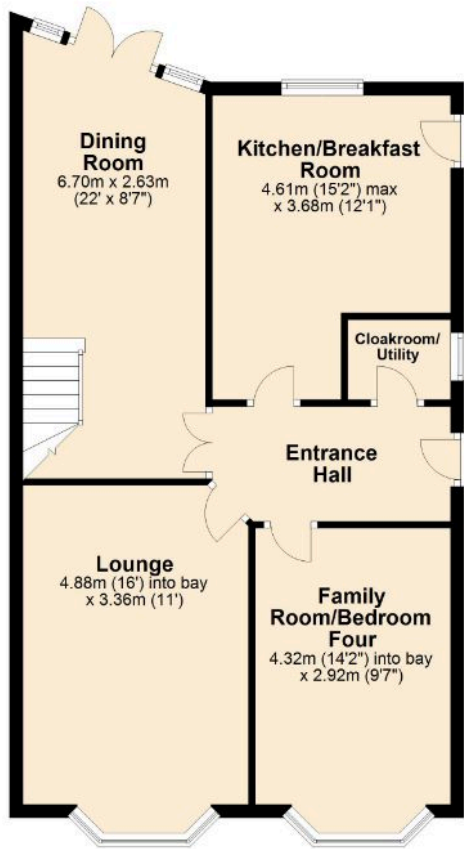
#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

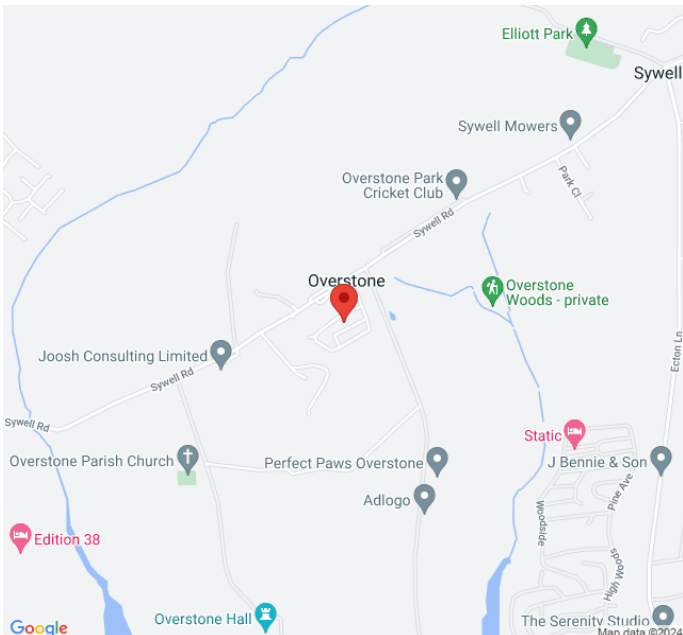
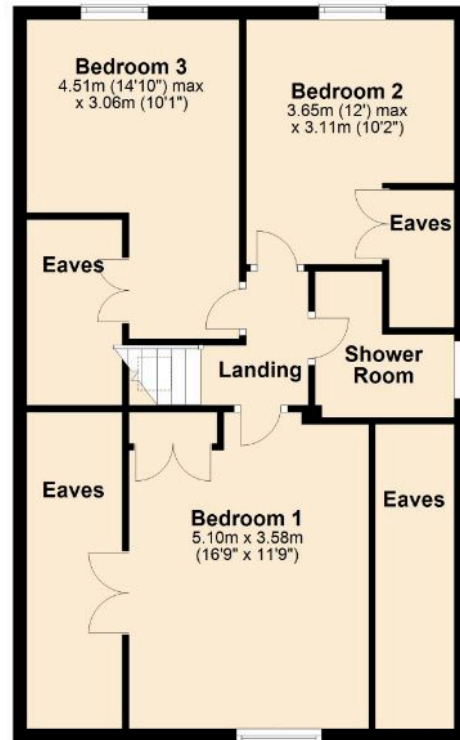


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

### Ground Floor



### First Floor



## LOCAL AREA INFORMATION

Overstone is a small village 6 miles NE of Northampton. Primarily a ribbon development, the village covers an area of 644 hectares which includes Overstone Park Resort & Golf Club, a Scandinavian-style village with tennis, gymnasium, hotel and conferencing facilities plus an 18 hole par 72 golf course. A post office and a primary school, which prides itself on the extracurricular activities offered to pupils, are located within the main village with the nearest secondary school provision being Moulton school less than 2 miles west. Moulton also provides Overstone residents with fuel station, grocery store, library, GP surgery and pharmacy services. The nearest main roads are the A43 and A508, both of which give access to the A14 and in turn to the M1 and M6. For public transport a regular bus service runs to Moulton and Kettering via several nearby villages and mainline rail access to London Euston and Birmingham New Street can be accessed in Northampton with further services to London St Pancras and Nottingham available from Wellingborough station 6 miles west.

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