



41 Woodland Avenue, Overstone, Northampton, NN6 0AH
Offers In Excess Of £325,000 Freehold

Located in a quiet residential area of Overstone Village is this beautifully presented detached bungalow offering versatile accommodation. In brief the accommodation comprises entrance hall, two double bedrooms, an open plan large kitchen, dining, family area, shower room and additional WC. Staircase providing access to attic room. Outside, the private rear garden is mainly lawned with well stocked flower borders and patio area perfect for entertaining on those warmer evenings. To the front a gravelled driveway providing off road parking. Additionally there is a well maintained garage, set within the block just a few steps away. Early viewing is recommended. EPC Rating: TBC. Council Tax: C.

Detached Bungalow | Village Location | Beautifully Presented | Attic Room | Southerly Facing Garden | Garage in Block

modern marketing · traditional values

ENTRANCE HALL

Enter via obscure double glazed composite door. Radiator. Coving. Access to inner hall. Doors to:

LOUNGE/BEDROOM TWO 3.05m x 4.90m Max (10' x 16'1 Max)

uPVC double glazed bay window to front elevation. Two radiators. Coving.

BEDROOM ONE 2.87m x 4.39m (9'5 x 14'5)

uPVC double glazed bay window to front elevation. Radiator. Coving. Built in wardrobe and overhead storage.

SHOWER ROOM 1.83m x 1.63m (6' x 5'4)

uPVC double glazed obscure window to side elevation. Radiator. Panelled shower cubicle. Wash hand basin inset into a vanity cupboard with storage underneath. Low level WC.

INNER HALL

Radiator. Stairs rising to attic room. Storage cupboard. Door to WC.

WC 0.97m x 1.47m (3'2 x 4'10)

Low level WC. Inset wash hand basin. Shelving providing storage.

KITCHEN/DINING/FAMILY ROOM 8.46m x 8.28m (27'9 x 27'2)

uPVC double glazed window and door to rear elevation. uPVC double glazed window to side elevation. Fitted with a range of wall mounted and base units as well as drawers with work surfaces over. Integrated one and a half bowl sink and drainer. Integrated appliances to include electric double oven, electric hob with extractor over. Integrated fridge freezer space for washing machine and dish washer. Large family dining space with vaulted sky light overlooking the rear garden.

ATTIC ROOM 5.18m x 2.84m (17' x 9'4)

Stairs rising from ground floor. Two Velux style windows. Storage to eaves and further storage cupboard.

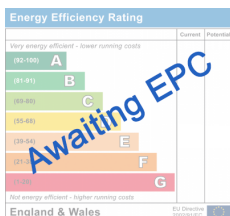
OUTSIDE

REAR GARDEN

Southerly facing rear garden. Tree lined behind providing privacy. Mainly laid to lawn with mature shrub and flower beds. Patio immediately to rear and further patio laid outside of the larger storage shed with 'Pergola' style shelter. Pathway leads to gate with side access. Outside tap.

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.

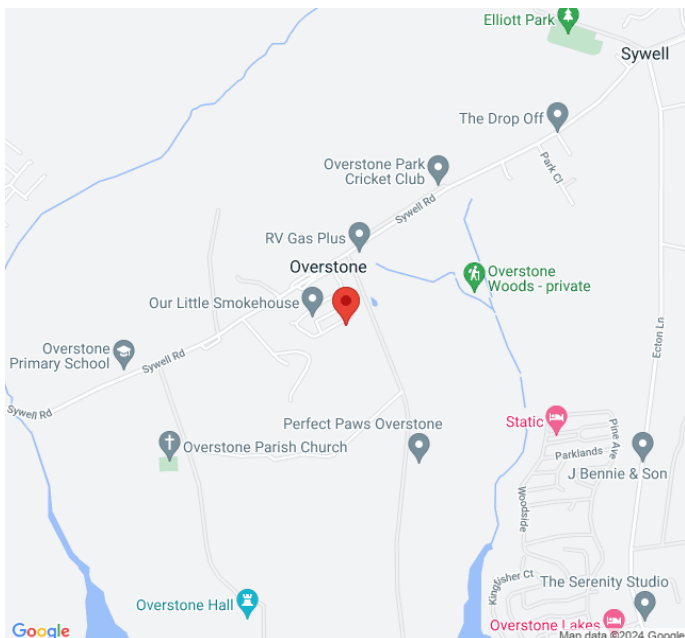
41 Woodland Avenue, Overstone, Northampton NN6 0AH
Offers In Excess Of £325,000 Freehold

Floor Plan

Approx. 122.8 sq. metres (1322.2 sq. feet)



Total area: approx. 122.8 sq. metres (1322.2 sq. feet)



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.

41 Woodland Avenue, Overstone, Northampton NN6 0AH
Offers In Excess Of £325,000 Freehold

