



Connells

Beaufort Row
Overstone Northampton



Entrance Hall

Door to the front elevation with complimentary double glazed opaque windows either side. Feature central staircase rising to the gallery landing with individual step lights. Doors lead off to the re-fitted modern cloakroom, work from home office and family room. Cloaks cupboard, under stairs pull out storage and further doors leading to the living room and open plan kitchen/ dining room. Wall mounted radiator and recess spotlights to ceiling.

Cloakroom

Re-fitted modern white suite comprising low level flush w.c and vanity wash hand basin. Complimentary half height tiling, wall mounted radiator, recessed spotlights to ceiling and UPVC opaque double glazed window to the side elevation.

Home Office

13' 5" into door recess x 12' 3" into bay window (4.09m into door recess x 3.73m into bay window)

Work from home office with fitted office furniture. Wall mounted radiator, recessed spotlights to ceiling and UPVC double glazed bay window to the front elevation.

Family Room

14' 9" max x 14' 3" into bay window (4.50m max x 4.34m into bay window)

UPVC double glazed bay window to the front elevation. Wall mounted radiator, feature mood lighting and connecting door to the open plan kitchen/dining room.

Living Room

19' 6" max x 15' 10" (5.94m max x 4.83m)
UPVC double glazed window to the rear elevation and UPVC double glazed French doors leading out to the rear garden. Feature media wall with fitted shelving, wall mounted radiator and feature recessed spotlights and mood lighting to the ceiling. Wet bar and open to the kitchen / dining room.

Kitchen / Dining Room

22' 9" x 14' 3" plus bay window (6.93m x 4.34m plus bay window)

Re-fitted modern kitchen with a range of wall and base level units. One and a half bowl sink with mixer tap over, and set below granite work surfaces and tiled to splash back areas. Central island with breakfast bar and integrated appliances comprising oven with grill, induction hob with cooker hood over, dishwasher and wine cooler. Space for American fridge/freezer, wall mounted radiator, coving to ceiling and recess spotlight to ceiling. UPVC double glazed window to the rear elevation and UPVC double glazed French doors with complimentary UPVC double glazed windows either side, lead out to the rear garden. Air conditioning unit, storage cupboard and connecting door to the utility room.

Utility Room

Re-fitted to match the kitchen/dining room. Wall and base level units, sink with mixer tap over, set below granite work surfaces with complimentary up stands. Plumbing for washing machine, wall mounted radiator, extractor fan and recessed spotlights to ceiling. Door to the side elevation leading out to the driveway.

First Floor Landing

Impressive gallery landing with glazed balustrade, recessed lighting and doors leading off to five double bedrooms and the family bathroom. Wall mounted radiator, airing cupboard and two cloaks storage cupboards. UPVC double glazed window to the front elevation.



Master Bedroom

14' 9" x 11' 5" (4.50m x 3.48m)

UPVC double glazed window to the front elevation, and further UPVC double glazed window to the side elevation. Air conditioning unit, mood lighting, fitted shelving and drawers, wall mounted radiator and open to the dressing room which is fitted with a range of wardrobes. Connecting door to the the re-fitted en-suite bathroom.

En-Suite Bathroom

Re-fitted modern four piece white suite comprising walk in double shower cubicle, free standing bath with mixer tap over, low level flush w.c and vanity wash hand basin. Extractor fan, recess spotlight to ceiling, fully tiled to walls and UPVC opaque double glazed window to the side elevation.

Bedroom Two

14' 9" x 12' 8" (4.50m x 3.86m)

UPVC double glazed window to the front elevation. Air conditioning unit, mood lighting, fitted wardrobes and wall mounted radiator. Connecting door to the Jack & Jill en-suite shower room.

Jack & Jill En-Suite Shower

Re-fitted modern three piece suite comprising low level flush w.c with vanity hand wash basin, double walk in shower cubicle and fully tiled to walls. Wall mounted heated towel rail, and UPVC opaque double glazed window to the side elevation, extractor fan and recess spotlights to ceiling.

Bedroom Three

14' 11" x 12' 6" plus door recess (4.55m x 3.81m plus door recess)

UPVC double glazed window to the rear elevation. Wall mounted radiator, recessed spotlights to ceiling and connecting door to the Jack & Jill en-suite shower room.

Bedroom Four

12' 6" x 11' 10" (3.81m x 3.61m)

Currently used as a dressing room with fitted open wardrobes, shelving and drawers. UPVC double glazed window to the rear elevation, wall mounted radiator, recess spotlight to the ceiling, dressing table with fitted lit mirror.

Bedroom Five

11' 11" into recess x 9' 10" (3.63m into recess x 3.00m)

UPVC double glazed window to the rear elevation and access to the loft space via the pulled down ladder.

Family Bathroom

Re-fitted modern four piece white suite comprising walk in double shower cubicle, free standing bath with mixer tap over, low level flush w.c and vanity wash hand basin. Extractor fan, recess spotlight to ceiling, fully tiled to walls and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Laid to artificial turf with retaining wrought iron railings, and path leading to the storm porch. Outside lighting and to the side of the property there is a double driveway providing off road parking for four cars and leading to the double detached garage.

Double Garage

Detached double garage with electric roller door, and power and lighting connected.

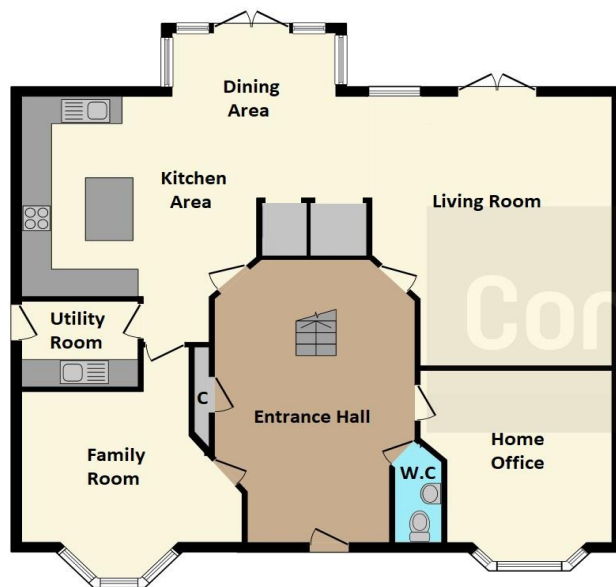
Rear Garden

Impressive and spacious low maintenance rear garden with an extended paved patio area which is ideal for entertaining, a fitted canopy for a bar-b-q area and a large artificial lawn and decking area to the side with a decking area, hot tub and outside sauna. Gated access to the side leads to the double driveway.

Council Tax Band

G





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: B Council Tax
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Tenure: Freehold



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