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ESTATE AGENTS



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86 Sywell Road, Overstone, Northampton, NN6 0AQ



# 86 Sywell Road, Overstone, Northampton, NN6 0AQ

A fantastic opportunity to purchase a detached family residence boasting 3/4 bedrooms, situated within the highly sought-after locale of Overstone Village. This property would benefit from modernisation but has previously undergone expansion, resulting in an appealing internal configuration spanning approximately 1750 square feet. The accommodation comprises an entrance hall, WC, sitting room, lounge, kitchen, utility area, sunroom, study, and fourth bedroom. Ascending to the first floor reveals three generously proportioned double bedrooms, a family bathroom, and an en-suite facility adjoining the primary bedroom. Notably, the rear aspect affords captivating vistas of expansive open fields, while the garden area provides an exceptional outdoor retreat with an invitingly sunlit orientation. Furthermore, the presence of a front driveway ensures ample off-road parking provisions for multiple vehicles.

## Price £500,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

Entered via a part glazed timber front door, there is a wood effect floor, access to understairs storage with stairs rising to the first floor and glazed double doors to:-

##### SITTING ROOM

13'08 x 12'04

A bay window to the front elevation, there is an opening for a fireplace with a tv point connected, the wood effect floor continues from the entrance hall with glazed double doors leading to:-



##### LOUNGE

18'10 x 12'04

A wonderful family room benefitting from views over the rear garden through the patio doors. TV points are connected and fire surround is fitted with an electric log burner connected. This room forms part of the rear extension and has a door from the entrance hall and a further door to:-



##### STUDY

9'00 x 8'01

Windows to the rear elevation this space is suitable for a home office, there is a door to:-



##### BEDROOM 4/ RECEPTION ROOM

20'04 x 7'09

A two-casement window to the front elevation, this room forms part of a garage extension and has carpet fitted and water connected via a hand wash basin and vanity unit. Previously used as a bedroom four.



##### KITCHEN

14'09 x 12'02

Sitting under a glass-pitched roof there is a range of floor and wall-mounted cabinets with mixed oak and composite worktops. There is a stainless steel sink and drainer overlooking a window to the side elevation with integrated double oven under an x5 gas hob and extractor. There is also a dishwasher and space for an American-style fridge/freezer with a centre island providing breakfast bar for two. Glazed windows and double doors lead to:-



##### SUNROOM

12'07 x 10'11

Windows and doors to each elevation and a glass lantern roof this fantastic sunroom is perfect for summer dining with a great view of the garden with electric heaters installed.



##### UTILITY

7'11 x 6'02

plumbing for a washing machine and tumble dryer, there is suitable cloak storage and a door to the side elevation.

##### WC

6'11 x 3'02

A window to the front elevation with suite comprising WC and hand wash basin.

#### FIRST FLOOR

##### LANDING

11'04 x 4'07

A window to the front there is carpet fitted and doors to:-

##### BEDROOM ONE

16'07 x 10'03

Forming part of the extension there is space for a double bed with integrated wardrobes and windows overlooking the views to the rear.



##### BATHROOM

7'09 x 5'07

Suite comprising bath with shower over, WC and hand wash basin with a window to the rear. The bath is half tiled.



#### OUTSIDE

##### REAR GARDEN

A rear patio is directly accessed from the sunroom and lounge. The garden is well stocked and mainly laid to lawn with mature shrub borders. There is a sunny aspect which benefits the rear terrace which has a temporary swimming pool along with summer house contained the heater and offering storage.



##### FRONT DRIVEWAY

Offering ample off-road parking for multiple vehicles.

##### SERVICES

Main drainage, gas, water and electricity are connected.

##### HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A45 taking the exit for the A43 and proceed towards Moulton Park roundabout and continue along the new A43 road towards Moulton. At the next roundabout take the third exit towards Sywell and Overstone proceeding along Sywell Road where there property can be found on the left hand side.

##### LOCAL AMINITIES

Within the village there is the Parish Church of St Nicholas, a General Store, playing field and The Overstone CE Primary School and Sywell Primary School. Secondary education is at nearby Moulton School. The Overstone Park Golf Course and Leisure Club stands on the outskirts of the village and is also the location for the Overstone Park Preparatory School. There is a Public House at the nearby village of Sywell, as well as the Art Deco-styled Aviator Hotel. Sywell boasts one of the best General Aviation Airfields in the United Kingdom with a 1,268-metre concrete runway.

##### ENSUITE

8'01 x 6'08

Suite comprising double shower cubicle, WC and hand wash basin with vanity below. There is a window to the front and a tiled floor.



##### BEDROOM TWO

12'04 x 11'10

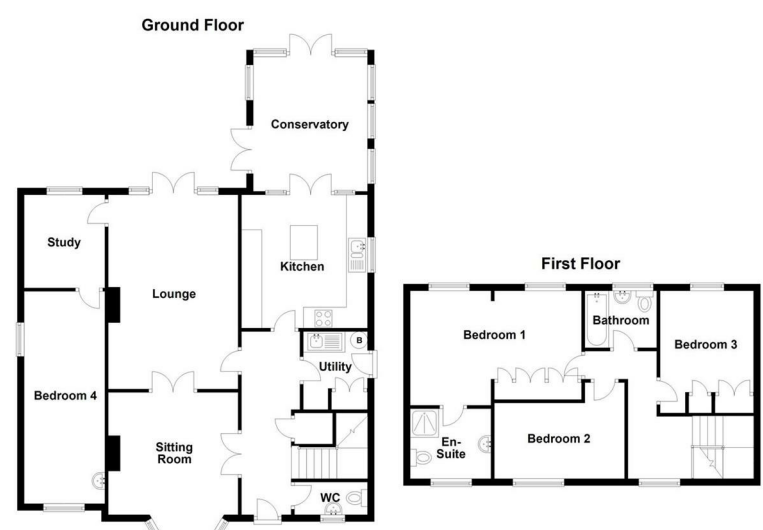
Space for a double bed with carpet fitted and a window to the front elevation.



##### BEDROOM THREE

10'11 x 8'11

Suitable for a double bed, there is an integrated wardrobe, carpet fitted and windows overlooking the rear garden.



For illustration purposes only - not to scale