



# Washbrook

Overstone, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Washbrook

Overstone  
NN6 0GE

Price  
£460,000

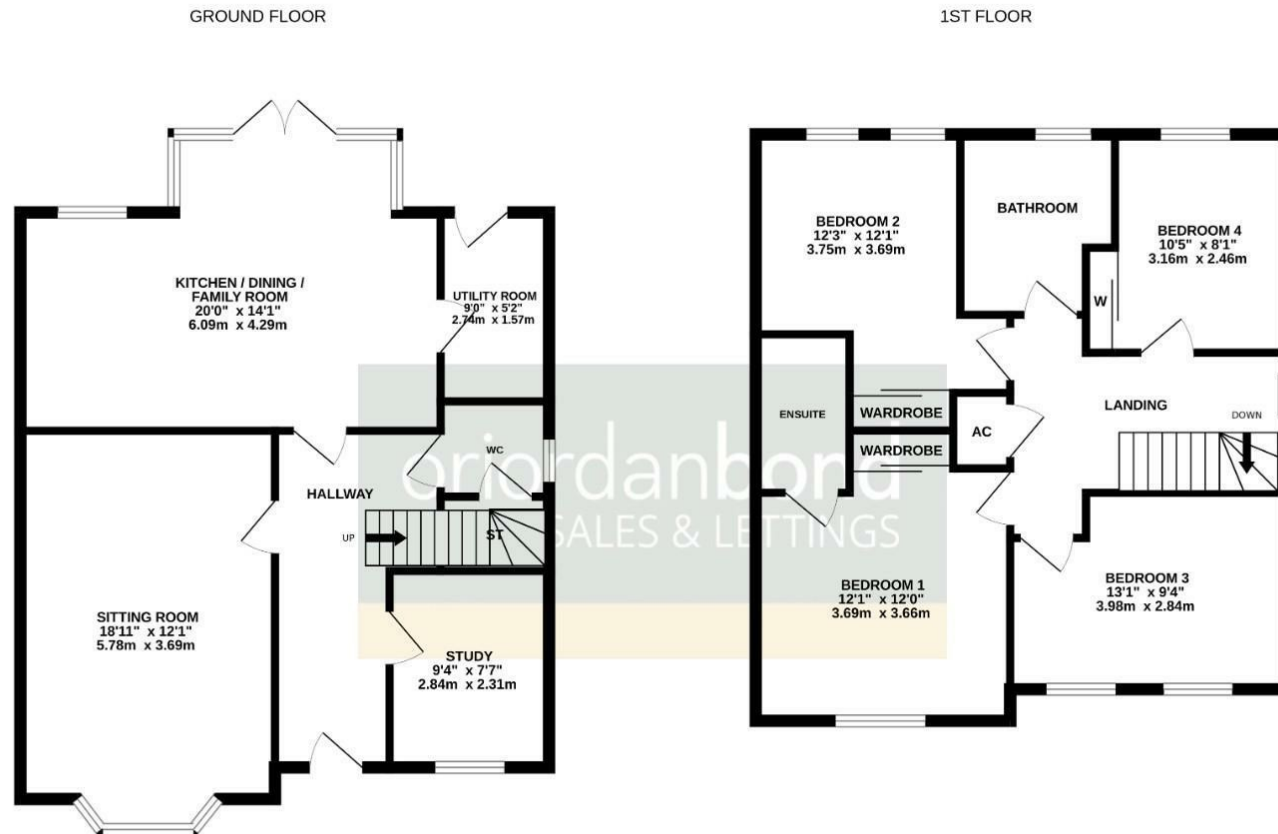
A beautifully presented four double bedroom detached home, built by David Wilson to their popular 'Holden' design, located on the desirable Overstone Gate development. Set in a quiet position, the property offers spacious living space with high spec open plan kitchen/dining/family room.

Accommodation comprises entrance hall, cloakroom/WC, study, large sitting room, high spec open plan kitchen/dining/family room with fitted appliances and French doors opening to the rear garden and access to a utility room, first floor landing, master bedroom with en-suite and fitted wardrobes, three further double bedrooms, two with fitted wardrobes and a family bathroom with separate enclosed shower. Outside is low maintenance frontage with large tarmac driveway to the side providing off road parking for approximately three cars leading to detached single garage with light and power. The rear garden is fully enclosed with lawn area, patio and access to the driveway. For the budding gardeners there are new allotments opening shortly within walking distance to the property as well as a brand new primary school opening in September 2025. Excellent transport links to the M1 motorway and within easy access to local supermarkets. Further benefits include uPVC double glazing with fitted shutters to windows, gas central heating and NHBC certificate. (A/1536/M)

- Beautifully presented four bedroom detached home
- En-suite to master bedroom
- High spec kitchen/dining/family room
- Gas radiator heating
- Fully enclosed rear garden
- Driveway and detached garage







TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Additional information**

- Council Tax Band: F
- Energy Efficiency Rating: B

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Earls Barton Sales**

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