

**36 Stratford Drive
Overstone
NORTHAMPTON
NN6 0RP
£250,000**



- **DETACHED COACH HOUSE**
- **OPEN PLAN LOUNGE / DINER**
- **PRIVATE REAR GARDEN**
- **FREEHOLD**

- **TWO BEDROOMS**
- **INTEGRATED AIR CONDITIONING**
- **DRIVEWAY AND GARAGE**
- **ENERGY EFFICIENCY RATING : B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

FREEHOLD A unique and recently constructed two bedroom detached coach house, with the rare benefit of a private rear garden, offered in immaculate order with off road parking and a garage. With accommodation comprising in brief; entrance porch, entrance hall, stairs rising to first floor, an open plan lounge / diner, two bedrooms, kitchen, and bathroom. The property also benefits from UPVC double glazing, Velux windows, integrated air conditioning, and an electric car charging point.

Lounge / Diner

17'7" x 15'7" reducing to 13'7" (5.37 x 4.76 reducing to 4.16)

Two UPVC windows to front aspect, two Velux windows to rear with electric blinds, storage cupboard, two column radiators.

Kitchen

12'2" x 6'2" (3.73 x 1.90)

Two Velux windows, a range of wall and base units with roll top work surfaces, integrated fridge/freezer, dishwasher, washing machine, oven, hob, and extractor, stainless steel sink and drainer,

Bedroom One

11'1" x 10'3" (3.39 x 3.13)

UPVC window to front aspect, radiator.

Bedroom Two

10'5" x 8'5" (3.20 x 2.57)

UPVC window to front aspect, radiator.

Bathroom

6'5" x 5'6" (1.96 x 1.70)

Velux window, bath with shower over, low level wc, sink unit, complementary tiling, radiator.

Garage

17'10" x 10'9" (5.45 x 3.30)

Up and over door, wall mounted boiler, storage cupboard, electric car charging point, power and light connected.

Rear Garden

Lawn area with paving, raised decking area, wooden shed, gated side access, enclosed by wooden fencing.

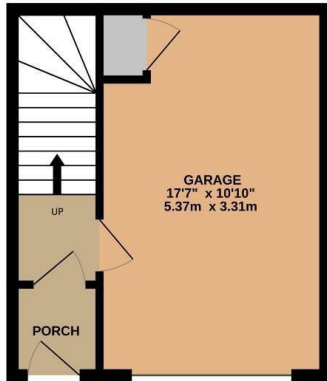
Agents Notes

Local Authority: West Northamptonshire

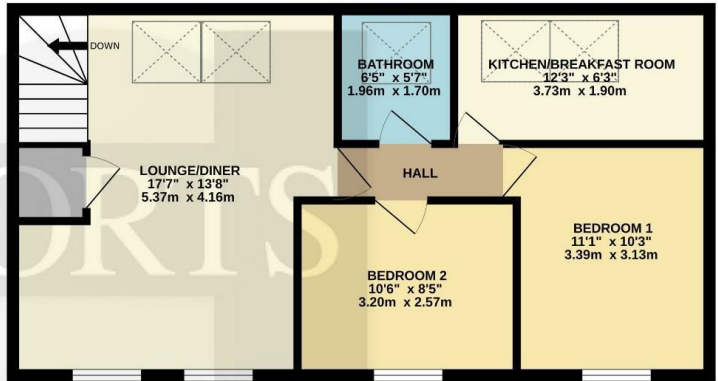
Council Tax Band: B



GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



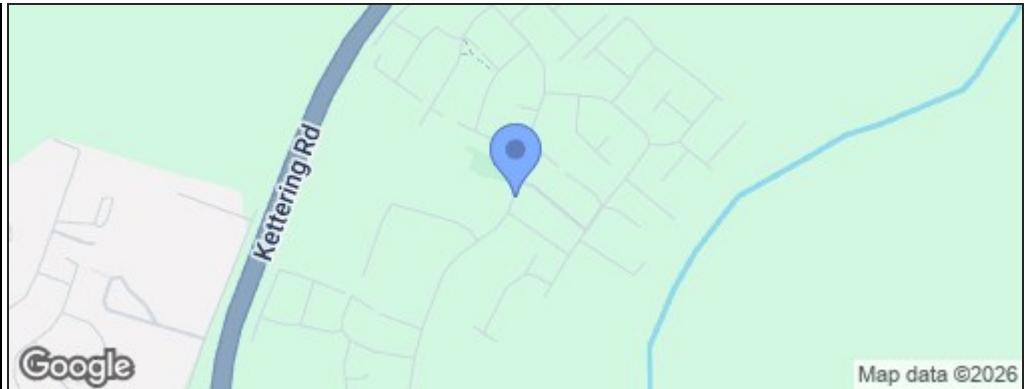
FIRST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



HORTON

TOTAL FLOOR AREA : 854 sq.ft. (79.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.