3 Drury Way
Overstone
Northampton
NN6 0FY

£715,000



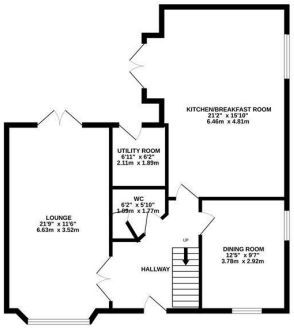


OSCAR JAMES

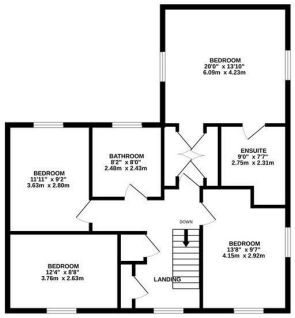
...expect excellence

FLOOR PLANS

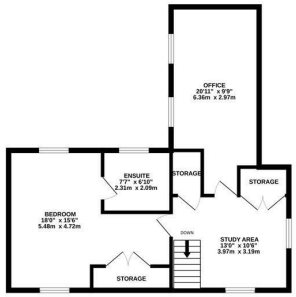
GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



2ND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.7 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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AT A GLANCE...

- Dual Aspect Lounge
- Open Plan Kitchen / Diner
- Five Double Bedrooms
- Family Bathroom, Two En-suites & Downstairs W/C
- Spacious Rear Garden
- Double Garage & Driveway Parking for Multiple Vehicles



WHAT'S GREAT?

Situated in the desirable area of Overstone, this substantial five-bedroom detached family home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families.

The ground floor comprises an entrance hall, a generous dual-aspect lounge with French doors opening onto the rear garden, a downstairs WC with built-in storage and an additional reception room, currently used as a playroom. The impressive open-plan kitchen/diner features quartz worktops, a breakfast bar and integrated appliances, with further French doors providing garden access. A separate utility room completes the ground floor.

To the first floor are four double bedrooms, including a principal bedroom with en-suite, alongside a four-piece family bathroom.

To the second floor are two well-proportioned double bedrooms, one benefiting from its own en-suite, with the second currently utilised as a home office but offering the flexibility to serve as a sixth bedroom if required. A versatile open-plan lounge area completes this floor, providing additional living space.

Externally, the property boasts a spacious rear garden, predominantly laid to lawn, with an extended patio area ideal for outdoor entertaining. To the front is a double garage and a generous driveway providing parking for multiple vehicles.

Conveniently positioned for access to the A43, A45 and M1, with local amenities and reputable schooling nearby, this fantastic home combines generous living space, flexibility and community lifestyle.

Early viewing is highly recommended to fully appreciate everything this impressive family home has to offer.



SELLER'S SECRET

We initially chose this home due to the desirable plot overlooking the green space, versatility of the rooms to use as home offices & playrooms without losing our lounge or bedroom space and the level of built in storage. We have absolutely loved living here!





Why we like it....

This substantial family home ticks every box - set in an ideal location close to primary and secondary schooling, transport links and amenities, incredibly well kept by the current owners. An absolute must view!

To buy or not to buy....

OSCAR JAMES

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