



GREENER **Country** HOUSES & COTTAGES



6 Mardell Way, Overstone, Northampton, NN6 0RU

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A fabulous four-bedroomed detached family home situated on the new development of Overstone Leys. The property comes to the market due to the client relocating which presents a unique opportunity with no upper chain. The current owners went through the expense of replacing all the floors with new carpet to the first floor and white quartz floor tiles on the ground floor. This property offers a very nice internal floor area with the accommodation presenting entrance hall, lounge, open-plan kitchen/diner, utility, WC and study. To the first floor, there are four bedrooms, ensuite to the master and family bathroom. There is off-road parking for multiple vehicles and access to a single garage with a lawned rear garden. The property is approached via driveway servicing three houses and has an attractive outlook over the green to the front.

GROUND FLOOR

ENTRANCE HALL

11'03 x 7'03

Entered via a part-glazed Pvcu front door, there is a white quartz tiled floor with stairs rising to the first floor and storage beneath. Further doors lead to:-

WC

5'04 x 2'08

Suite comprising WC and hand wash basin with continued tiled floor from the entrance hall.

LOUNGE

16'06 x 10'11

A fabulous space benefitting from a two-casement window to the front elevation. There are various TV and telephone points with a radiator connected. The tiled floor continues from the entrance hall and flows through to:-



KITCHEN/DINER

26'05 x 10'01

This open-plan room offers a fantastic family area with windows and double doors leading to the rear garden.

KITCHEN

Benefitting from a range of floor and wall-mounted cabinets with integrated appliances including dishwasher and fridge freezers. There is a x4 gas hob with upgraded quartz worktop and splashback and floor lights. There kitchen opens to:-



DINING AREA

Suitable for a dining suite with a door from the lounge. There is access to:-



UTILITY AREA

6'00 x 5'09

Continued tiled flooring with a door to the side elevation, there are floor and eye-level mounted cabinets with plumbing for a washing machine and tumble dryer.

STUDY

7'01 x 7'04

This space provides a suitable work-from-home office with an attractive view over the green to the front.

FIRST FLOOR



LANDING

9'08 x 7'09 (max)

There is wood effect flooring fitted with access to a linen cupboard and doors leading to:-

BEDROOM ONE

12'08 x 11'06

Two windows overlooking the green to the front, there is space for a super king-sized bed with new carpet fitted and sockets connected. A door to:-



ENSUITE

7'04 x 4'09

Suite comprising tiled shower cubicle, WC and hand wash basin with tiled splashback.



BEDROOM TWO

14'01 x 11'03 (max)

A single casement window to the front elevation with space for a double bed, newly fitted carpet and an integrated wardrobe.



BEDROOM THREE

10'11 x 9'02

A single casement window to the rear elevation.



BEDROOM FOUR

10'03 x 9'07

A single casement window overlooking the rear garden with carpet fitted.

FAMILY BATHROOM

7'00 x 5'06

A suite comprising bath with shower over, tiled walls, WC and hand wash basin, with a window to the rear elevation.



OUTSIDE

REAR GARDEN

Mainly laid to lawn with paved patio leading to the side access.

PARKING

Off-road parking for two vehicles with access to:-

SINGLE GARAGE

A single garage with storage to the eaves and an up-and-over door to the front elevation.

SERVICES

Mains gas, water and electrics are connected. (None have been tested)

HOW TO GET THERE

From Northampton town centre proceed easterly on the A45 towards Riverside Retail Park, taking the first exit and continuing along the A43 northbound. Continue towards Moulton, proceeded along the A43 towards Kettering, upon entering the roundabout opposite Aldi, proceed over past Moulton with the new houses on the righthand side. At the next roundabout take the second exit into Overstone Leys and continue along Stratford Drive taking the second right onto Mardell Drive, before the green turn right to the find property on the righthand side.

LOCAL AMENITIES

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.

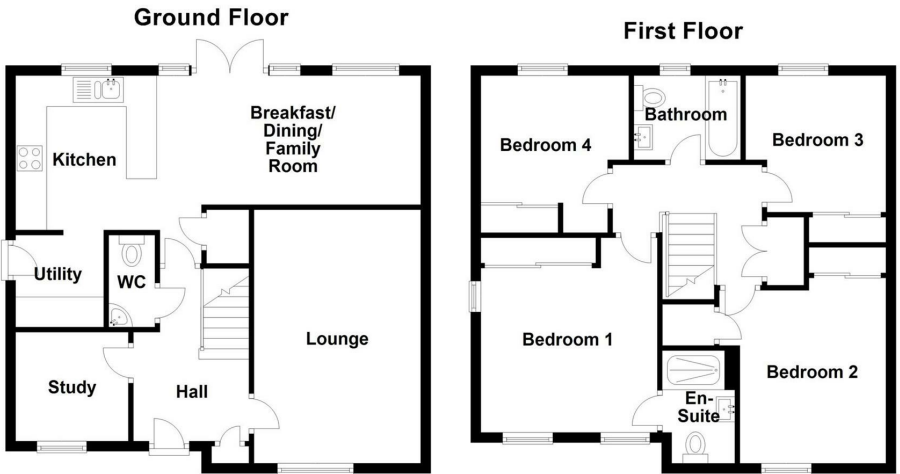
COUNCIL TAX

Daventry District Council - Band E

AGENTS NOTE

The photographs of the property were taken while the property was vacant. The property is currently tenanted.

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Not to scale. For illustrative purposes only