



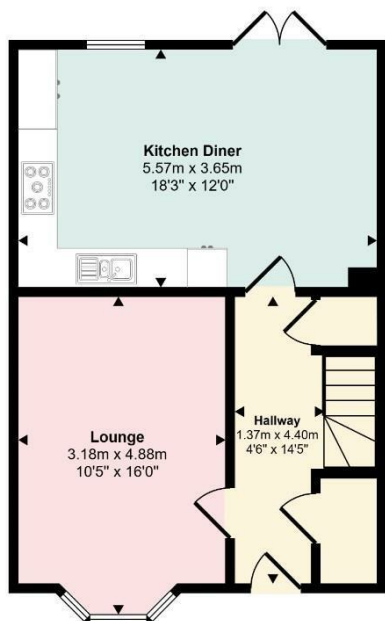
33 DRURY WAY NORTHAMPTON, NN6 0FY

£409,000
FREEHOLD

Stonhills are pleased to offer this beautifully presented four bedroom detached family home built by David Wilson Homes on the popular Overstone Gate development. The accommodation comprises entrance hall, WC, lounge, kitchen/dining room, three first floor bedrooms and family bathroom, with bedroom one occupying the entire top floor benefitting from fitted wardrobes and an ensuite. Outside there is a private rear garden, off road parking and a single garage. Close to Moulton, local amenities, schools and offering excellent access to the A43, A14, A45, M1 motorway and Northampton train station. Viewing is highly recommended.

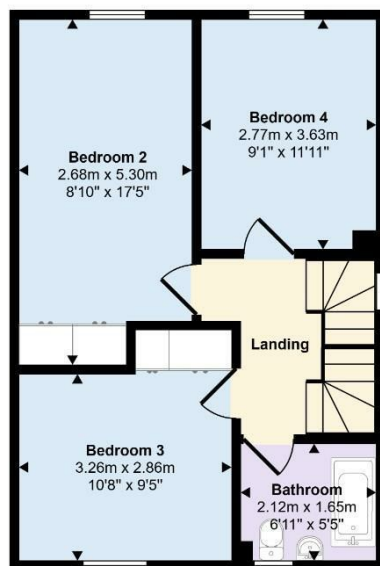


Approx Gross Internal Area
125 sq m / 1346 sq ft

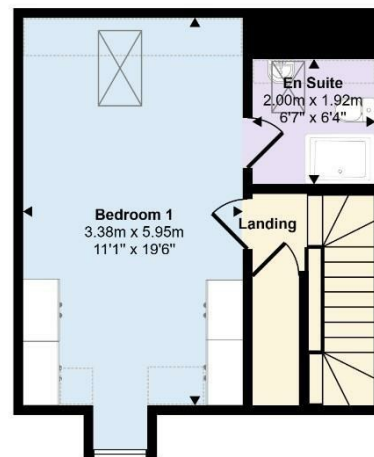


Ground Floor
Approx 46 sq m / 496 sq ft

Denotes head height below 1.5m

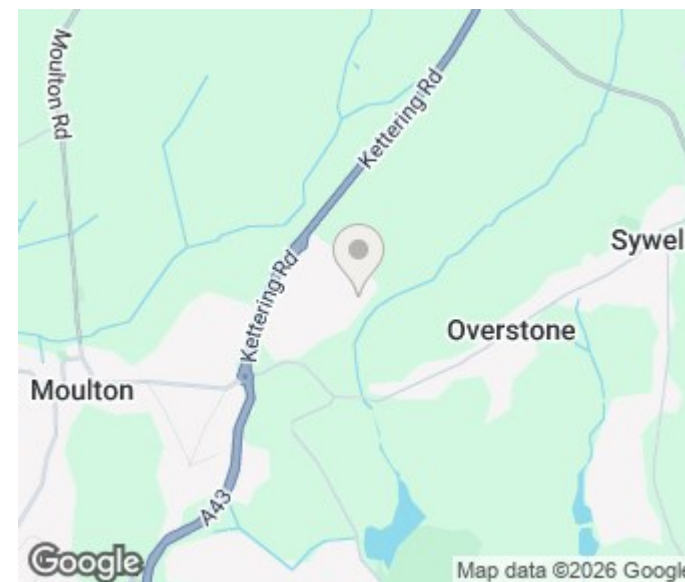


First Floor
Approx 46 sq m / 496 sq ft



Second Floor
Approx 33 sq m / 353 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

84

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northampton Office Sales
39 St Giles Street
Northampton
Northamptonshire
NN1 1JF

01604 624424
lewis@stonhills.co.uk
<https://www.stonhills.co.uk/>

