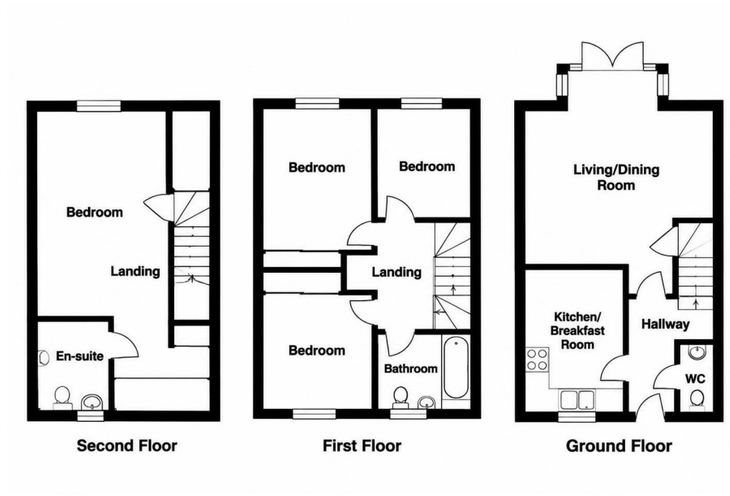
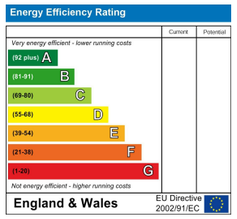
SERVICES
Main drainage, gas, water and electricity are connected.

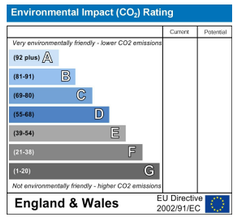
HOW TO GET THERE
From Northampton town centre proceed in an easterly direction on the A45 towards Riverside Retail Park, taking the first exit and continuing along the A43 northbound. Continue towards Moulton, proceeded along the A43 towards Kettering, upon entering the roundabout opposite Aldi, proceed over past Moulton with the new houses on the righthand side. At the next roundabout take the second exit into Overstone Gate and then take the first turning on the right into Kipling Way. Take the first right into Stephens Road and follow the road around to the left. Take the next turning right into Higgs Close. At the end of the road turn left and the property then stands on the left hand side.

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

5 Higgs Close, Overstone, Northampton, NN6 0RT



£325,000 Freehold

Spacious four bedroom, three storey family home, situated within the popular Overstone Gate development. The ground floor comprises entrance hallway with WC and useful storage, a modern fitted kitchen and a generous lounge with French doors opening onto the enclosed rear garden. To the first floor are three well proportioned bedrooms and a family bathroom. Occupying the second floor is an impressive principal bedroom measuring over 26ft in length, complete with built in storage and a private en-suite shower room. Externally, the property benefits from an enclosed rear garden, garage and off road parking.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
11'5 x 3'6
With stairs rising to the first floor, radiator and doors leading to:-

KITCHEN
13'8 x 8'0
Fitted with a range of floor and wall mounted storage cabinets with upstands, inset sink and drainer unit with chrome mixer tap over, gas hob, cooker hood and integrated appliances include dishwasher, fridge/freezer and oven, tiled floor and a window to the front.



LOUNGE
16'10 x 11'6
With glazed windows and French doors to the rear and radiator.



WC
Fitted with a low flush WC, pedestal wash hand basin and obscure glazed window to the front.

FIRST FLOOR

LANDING
Stairs rising to the second floor and doors leading to:-

BEDROOM TWO
11'4 x 8'5
Window to the rear elevation and radiator.



BEDROOM THREE
12'0 x 8'5
Window to the front elevation and radiator.



BEDROOM FOUR
8'11 x 6'2
Window to the rear elevation and radiator.

BATHROOM
6'10 x 6'2
Obscure glazed window to the front elevation and suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over.



SECOND FLOOR

BEDROOM ONE
26'11 x 11'4
Two sky light windows to the rear elevation, two radiator and a door leading to:-



ENSUITE
8'1 x 6'3
Suite comprising low flush WC, pedestal wash hand basin and shower cubicle with glazed doors, window to the front elevation and central heating radiator.



OUTSIDE

REAR GARDEN
The rear garden is mainly laid to lawn and enclosed by brick walling and wood panel fencing.



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
West Northamptonshire Council - Band D