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Stratford Drive, Overstone, NN6 0RP

£441,000 Detached

4 2 2



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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Boasting the most wonderful landscaped garden, this detached family home really does incorporate the inside outside lifestyle. The property has been well maintained throughout and benefits from an upgraded kitchen and Amtico flooring giving a feeling of luxury.

Features & Utilities

- ✓ Detached Family Home
- ✓ Separate Study
- ✓ Four Double Bedrooms
- ✓ Three Bathrooms
- ✓ Fabulous Landscaped Garden
- ✓ Driveway & Garage



Property Overview

Boasting the most wonderful landscaped garden, this detached family home really does incorporate the inside outside lifestyle. The property has been well maintained throughout and benefits from an upgraded kitchen and Amtico flooring giving a feeling of luxury. The accommodation is set over two floors and comprises a lovely welcoming reception hall, lounge with stylish recently fitted burner, separate study, WC, open plan kitchen/dining room with utility offset and direct access to the fabulous garden. On the first floor the primary bedroom enjoys dual aspect windows flooding the room with natural light and an en-suite shower room. There are three further double size rooms and a family bathroom. Externally both the front and rear gardens have been lovingly nurtured and designed to enhance the outside spaces and must be seen to be fully appreciated. There is a driveway for two/three vehicles and single garage. EPC Rating: TBC. Council Tax Band: E

HALL

Composite entrance door. Staircase rising to first floor landing. Storage cupboard. Amtico flooring to all ground floor rooms.

STUDY 2.11m x 2.17m (6'11" x 7'1")

Double glazed windows to side and front elevations.

WC

Fitted with a white suite comprising wall mounted wash hand basin and dual flush WC. Tiling to splash back areas.

LOUNGE 5.04m x 3.26m (16'6" x 10'8")

Double glazed window to front elevation. Radiator. Recently installed multi fuel burner and a contemporary corner hearth. Door into dining area.

KITCHEN/DINING ROOM x (x)

3.02m x 2.38m (9'11 x 7'10) 2.60m x 5.41m (8'6 x 17'9) Double glazed window to front elevation. Radiator. Recently installed multi fuel burner and a contemporary corner hearth. Door into dining area.

UTILITY ROOM

Plumbing for washing machine and space for tumble dryer. Wall mounted boiler. Door to side.

FIRST FLOOR LANDING

Access to loft. Double storage cupboard. Doors to bedrooms and bathroom. Amtico flooring to all bedrooms and bathroom.

BEDROOM ONE 3.78m x 3.48m (12'5" x 11'5")

Dual aspect double glazed windows to side and rear elevations. Radiator. Door to en-suite.

EN-SUITE

Fitted with a suite comprising oversized shower cubicle with mains fed shower, pedestal wash hand basin and dual flush WC. Tiling to half height and flooring.

BEDROOM TWO 3.44m x 2.82m (11'3" x 9'3")

Currently used as a home office. Double glazed window to front elevation. Radiator.

BEDROOM THREE 3.07m x 2.89m (10'1" x 9'6")

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.32m x 2.76m (10'11" x 9'1")

Double glazed window to rear elevation. Radiator.

BATHROOM

Obscure double glazed window to rear elevation. Chrome heated towel rail. Fitted white suite comprising panelled bath, pedestal wash hand basin and dual flush WC. Tiling to half height.

OUTSIDE

FRONT GARDEN

Set behind an attractive wrought iron fence with featured archway. Paved path to the front entrance door with very well stocked beds. A driveway sits to the side of the property and leads to the garage.

GARAGE

Brick built under a tiled roof. Metal up and over door. Power and light connected. Courtesy door into the garden.

REAR GARDEN

Purposely designed to maximise the external usage. This garden is bursting with a variety of shrubs and flowers. A timber pergola with slate tiled roof steals the show with attractive paved patio below. Electric power points, shed and water tap complete this gardeners garden.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Off-street, Driveway, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

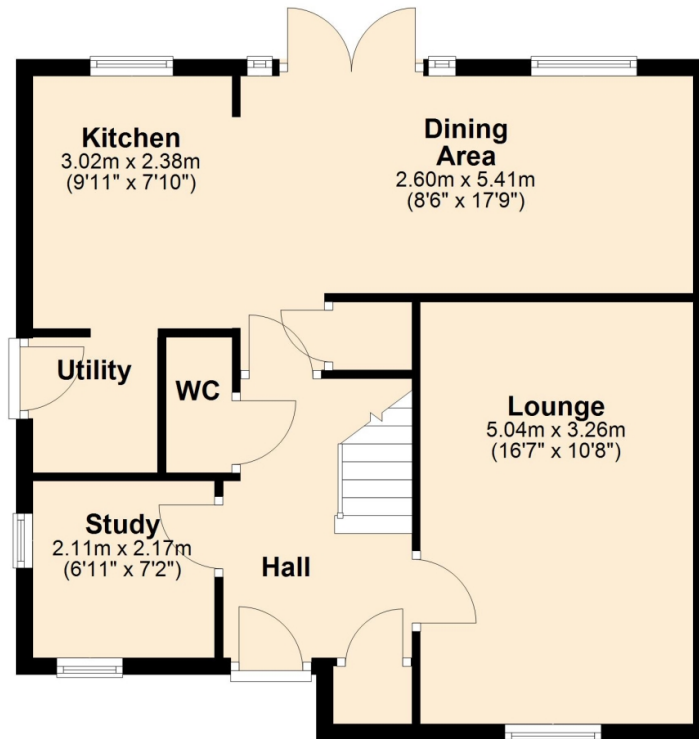
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

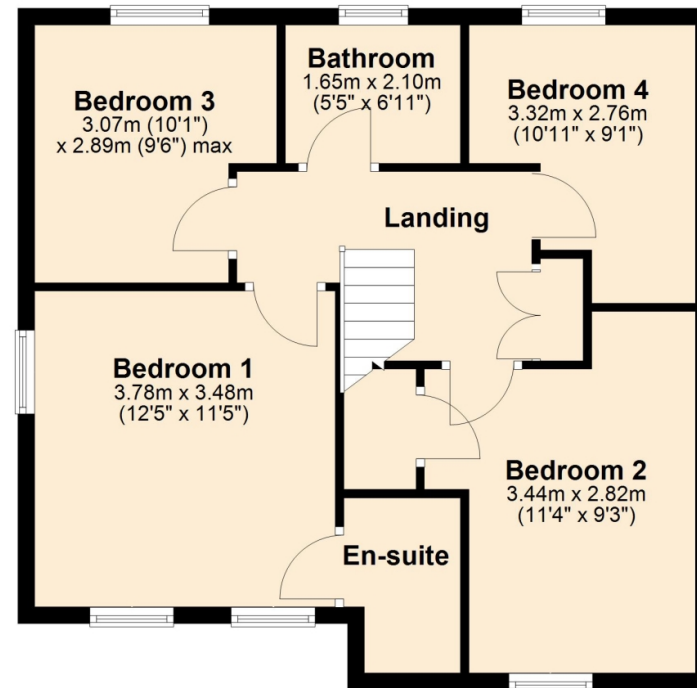
Ground Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 115.8 sq. metres (1246.5 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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