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Sywell Road, Overstone, NN6 0AQ

£480,000 Detached

4 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

We are delighted to be the chosen agent to market this stunning four bedroom detached family home situated in the ever popular village of Overstone.

Features & Utilities

- ✓ Spacious
- ✓ Extended
- ✓ Four Bedrooms
- ✓ Ensuite to Bedroom One
- ✓ Wood Burner in Lounge
- ✓ Landscaped Garden
- ✓ Off Road Parking for Three Vehicles
- ✓ Village Location
- ✓ Open Plan
- ✓ Great Family Home

Property Overview

We are delighted to be the chosen agent to market this stunning four bedroom detached family home situated in the ever popular village of Overstone. The home consists of spacious open plan living, landscaped garden, off road parking for three vehicles, en-suite shower room. The property is situated in the ever popular village of Overstone and would make an excellent family home. Viewings are highly recommended please call today to arrange an internal inspection. EPC Rating: C. Council Tax Band: D.

ENTRANCE

Enter via composite double glazed door with two double glazed windows to side elevation. Timber framed door with glass panels.

HALLWAY

Stairs to first floor landing. Storage underneath. Luxury Vinyl floor covering. Radiator. Half wall wood panelling.

WC

Low level WC. Wash hand basin in vanity unit with mixer tap and tiled splashbacks. Wooden floor. Extractor fan. Luxury vinyl floor covering.

LOUNGE 4.32m x 3.45m (14'2" x 11'4")

uPVC double glazed window to front and side elevations. Radiator. Wood burner. Wooden beam over. Marble surround.

FAMILY ROOM 3.99m x 3.45m (13'1" x 11'4")

uPVC double glazed window to side elevation. uPVC double glazed French doors to rear. Two radiators. Luxury Vinyl floor covering.

KITCHEN/DINING ROOM 5.64m x 4.50m (18'6" x 14'9")

uPVC dual aspect windows. uPVC double glazed French door to rear. Base and wall mounted units with roll top work surface over. Island with wooden roll top work surface. Composite bowl with half drainer with mixer tap. Five ring gas hob. Extractor. Two electric ovens. Built in fridge and dishwasher. Tiled floor. Spotlights. Tiled splashbacks. Tiled underfloor heating.

UTILITY 1.45m x 3.17m (4'9" x 10'5")

uPVC double glazed window to side elevation. Base units with roll top work surface over. Stainless steel sink with mixer tap. Extractor.

FIRST FLOOR LANDING

Doors leading to adjoining rooms. Storage cupboard. half wall wood panelling.

BEDROOM ONE 5.89m x 3.00m (19'4" x 9'10")

uPVC double glazed window to front elevation. Radiator. Air conditioning. Half wall panelling.

ENSUITE 1.85m x 2.95m (6'1" x 9'8")

Opaque uPVC double glazed window to rear elevation. Low level WC. Wash hand basin in vanity unit and mixer tap over. Shower glass screen. Tiled floor to ceiling. Heated towel rail. Extractor. Underfloor heating.

BEDROOM TWO 4.39m x 3.51m (14'5" x 11'6")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 4.01m x 3.35m (13'2" x 11')

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 3.43m x 2.26m (11'3" x 7'5")

uPVC double window glazed to front elevation. Radiator.

BATHROOM

Opaque uPVC double glazed window to rear elevation. Low level WC. Panel bath with shower over and glass screen. Wash hand basin in vanity unit. Heated towel rail. Tiled floor to ceiling. Extractor fan.

OUTSIDE

FRONT

Blocked paved drive for parking of three vehicles.

GARAGE

Electric roller door. uPVC double glazed door to side combination boiler. Power and light.

REAR GARDEN

Patio area leading to decked area with pergola over. Astroturf with flower bed borders. Two side entrances, shed, lights and water tap.

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – 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

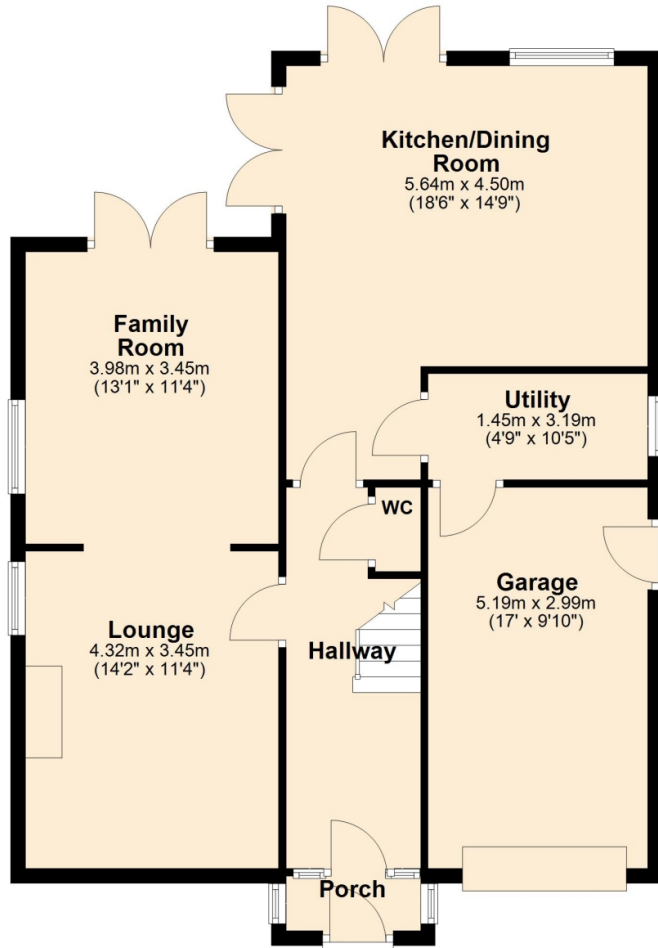
AGENTS NOTES

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

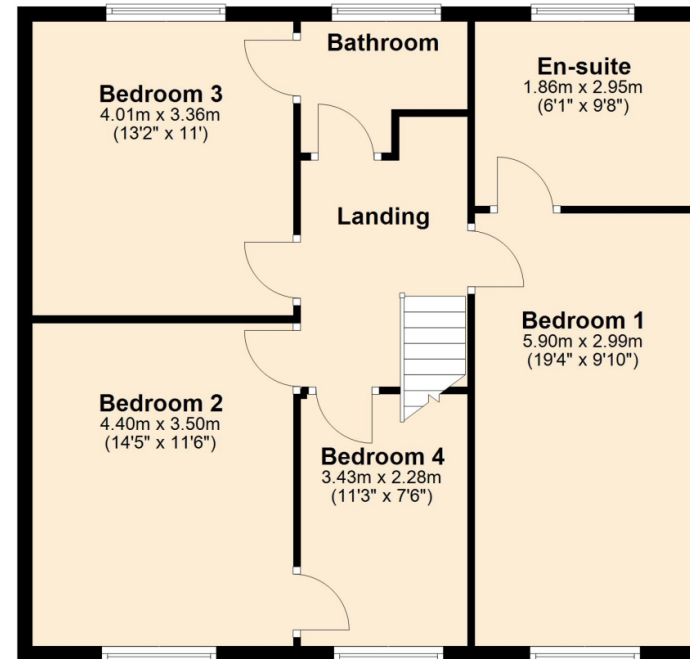
Ground Floor

Approx. 85.2 sq. metres (917.2 sq. feet)



First Floor

Approx. 76.7 sq. metres (826.1 sq. feet)



Total area: approx. 162.0 sq. metres (1743.3 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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