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Woodland Avenue, Overstone, Northampton, NN6 0AH

£450,000 - Guide Price Detached

3 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Moulton
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Property Summary

This exceptional and rarely available extended three-bedroom detached family home is beautifully presented and situated in the sought-after village of Overstone, known for its scenic countryside and excellent local amenities. Complete with versatile outbuilding and offroad parking,

Features & Utilities

- ✓ Extended to Rear
- ✓ Open Plan Kitchen/Dining Room
- ✓ Double Bay Frontage
- ✓ Bar with Indoor BBQ & Wood Burner
- ✓ Parking for Three Vehicles
- ✓ Underfloor Heating in Kitchen & Bathroom
- ✓ Village Location
- ✓ Wood Burner to Lounge
- ✓ Excellent Family Home
- ✓ Must See

Property Overview

This exceptional and rarely available extended three bedroom detached family home is beautifully presented and situated in the sought-after village of Overstone, known for its scenic countryside and excellent local amenities. The property features a welcoming entrance hall, a double bay fronted lounge/dining room with a cosy wood burner, and a stunning open-plan kitchen/dining area with an island and snug space, along with a stylish ground floor bathroom. Upstairs, there are three well proportioned bedrooms and a modern family bathroom. The landscaped rear garden boasts a covered hot tub area leading to a spacious timber built outbuilding, currently used as a bar and entertainment space, complete with an indoor BBQ, relaxed seating, and a wood burner. The front of the property offers off road parking for three vehicles. Early viewing is highly recommended to appreciate all this wonderful home has to offer. Council Tax Band: D. EPC rating: TBC

ENTRANCE

Enter via uPVC double glazed opaque glass door. uPVC double glazed opaque window to side. Radiator. Stairs leading to first floor. Built in double cupboard. Spotlights.

LOUNGE/DINING 5.03m x 6.32m (16'6 x 20'9)

Two uPVC double glazed bay windows to front with shutter blinds. Four radiators. Wood burner with brick hearth. Coving. Wall lights.

BATHROOM 1.88m x 1.61m (6'2 x 5'3)

Opaque uPVC double glazed window to side elevation. Panel bath, mixer tap with electric shower over and glass screen. Wash hand basin, mixer tap with cupboard underneath and work surface over. Low level WC. Tiled floor to ceiling. Heated towel rail. Spotlights. Light up mirror.

KITCHEN/DINING ROOM 5.56m max x 6.99m (18'3 x 22'11)

uPVC opaque window to side elevation. uPVC opaque double glazed door to side elevation. Two uPVC double glazed French doors to rear elevation. Spotlights. Base and wall mounted units with square top work surfaces. Composite bowl with half drainer and mixer tap. Five ring gas hob. Double electric oven. Microwave, dishwasher space for American style fridge freezer, washing machine, tumble dryer. Underfloor heating. Tiled floor. Island with units under with square top work surface over.

FIRST FLOOR LANDING

Opaque uPVC double glazed window to side elevation. Doors to all rooms. Spotlights. Loft hatch.

BEDROOM ONE 4.09m x 4.08m max (13'5 x 13'5)

uPVC double glazed window to front elevation with shutter blinds. Double glazed Velux window to side elevation. Radiator. Fitted wardrobes and vanity area. Built in wardrobes.

BEDROOM TWO 3.80m x 2.02m (12'6 x 6'8)

uPVC double glazed window to rear elevation. Velux double window to side elevation. Radiator.

BEDROOM THREE 3.80m max x 2.34m (12'6 x 7'8)

uPVC double glazed window to rear elevation. Velux double window to side elevation. Radiator. Built in wardrobe.

SHOWER ROOM 2.04m x 2.23m (6'8 x 7'4)

Opaque uPVC double glazed window to side elevation. Low level WC. Wash hand basin, mixer tap, cupboard under with work surface over. Radiator . Double shower cubicle with glass screen. Tiled floor to ceiling. Spotlights. Underfloor heating.

OUTSIDE

FRONT

Block paved driveway for three vehicles. Path to front door.

REAR GARDEN

Patio area. Astro turf. Shrub and flower bed borders. Covered decked area with hot tub and lights. Decked area leading to recently built bar with power and light, wood burning stove, BBQ area with seating as well as shed.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains
Sewage Supply – Mains
Broadband – <https://www.openreach.com/fibre-checker>
Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
Solar PV Panels – No
EV Car Charge Point – No
Primary Heating Type – Gas
Parking – Yes
Accessibility – Ask Agent
Right of Way – Ask Agent
Restrictions – Ask Agent
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>
Property Construction – Brick
Outstanding Building Work/Approvals – No

DRAFT DETAILS

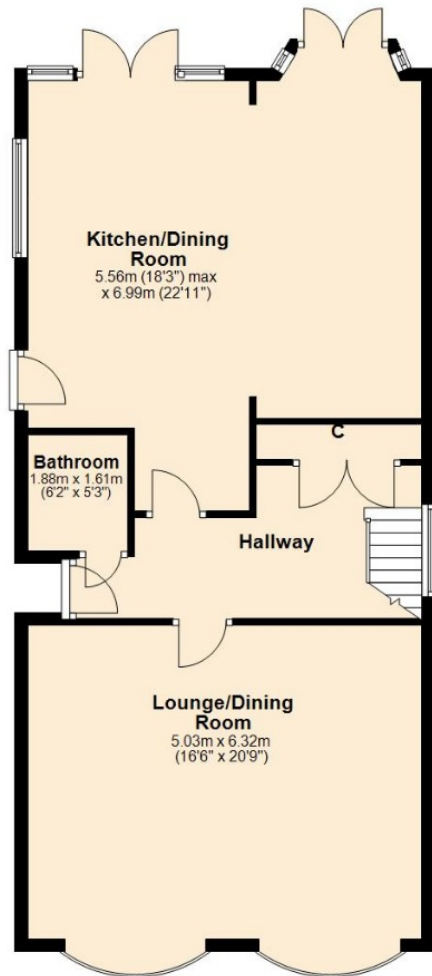
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AGENTS NOTES

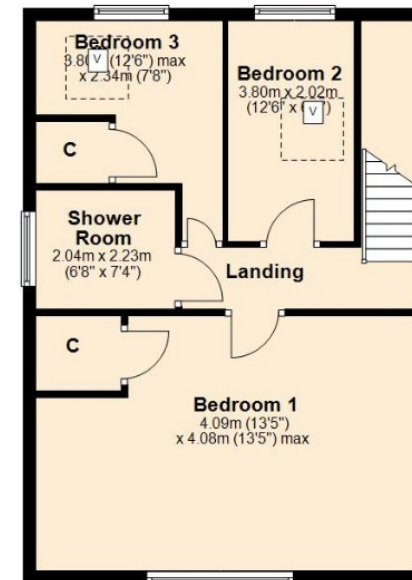
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor



Total area: approx. 141.3 sq. metres (1520.5 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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