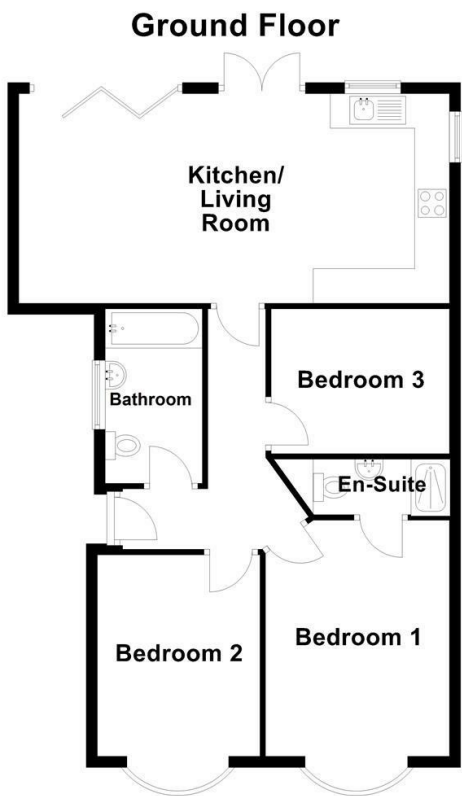




HOW TO GET THERE

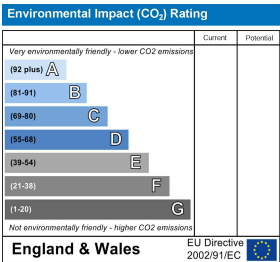
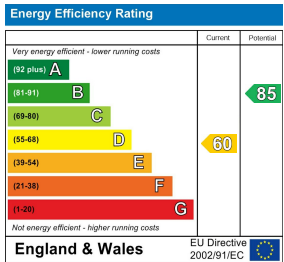
From Northampton proceed in a north easterly direction along the A43 Kettering Road leaving the town at Round Spinney and onto the A43 dual carriageway signposted towards Kettering. At the next roundabout junction adjacent to Moulton take the third exit onto Sywell Road passing the Aldi supermarket on the right hand side. Follow this road into the village of Overstone passing the primary school on the left hand side. Continue along this road and then turn right into Woodland Avenue and follow the road straight ahead which then bears right again. Continue along Woodland Avenue where the property then stands on the left hand side.

DOIRG19062025/0095



Not to scale. For illustrative purposes only

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59 Woodland Avenue, Overstone, Northampton, NN6 0AH



Asking Price £345,000 Freehold

A fine individual modern detached bungalow with bay fronted elevation and extended to the rear to provide spacious three bedroomed accommodation with shower room ensuite to the master bedroom and family bathroom. There is a substantial 25 foot long kitchen/living room with bi folding doors opening directly to the rear garden which faces in a southerly direction. Additional benefits include ample private off road parking space and ownership of a small area of woodland at the end of the garden. The property is available with no upward chain.

59 Woodland Avenue, Overstone, Northampton, NN6 0AH

ACCOMMODATION

ENTRANCE HALL

Approached through a composite PVCU front door the hall connects to all of the rooms with moulded panel doors leading to:-

BEDROOM ONE

16'4 x 10'9

A five casement bay window to the front elevation, this is a spacious double room with a door leading to:-



SHOWER ROOM ENSUITE

8'6 x 3'3

With a white suite of ceramic tiled shower cubicle with glazed sliding door, WC and pedestal wash basin. There is a mirror fronted cabinet and shaver socket.



BEDROOM TWO

14'4 x 9'6

Also with five casement bay window to the front elevation and TV point.



BEDROOM THREE

10'4 x 8'6

With window to side elevation.



BATHROOM

10'3 x 5'8

Comprising a white suite of panelled bath with Mira Jump power shower over and glazed screen, WC and pedestal wash basin. There is a vertical heated towel rail, shaver socket and mirror fronted cabinet as well as a window to the side elevation.



KITCHEN/LIVING ROOM

25'3 x 12'2

A spacious open plan area comprising an extension to the original property, laminate flooring from the sitting area and bi folding doors opening to the rear terrace and garden. The kitchen is fitted with shaker style floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit, low level oven with four place gas hob and cooker hood over. There is an automatic dishwasher and washing machine and space for a fridge and freezer. The kitchen also houses the gas fired boiler. A further window and French doors open to the rear garden.



LIVING AREA



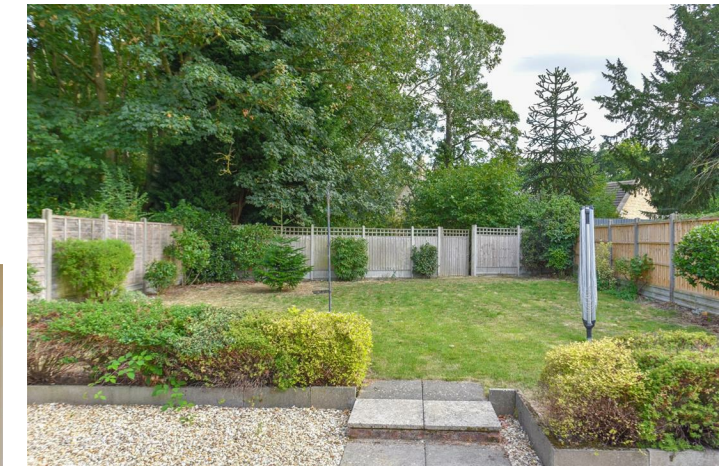
OUTSIDE

The property stands back from Woodland Avenue behind an open plan block paved driveway with ample parking for two or three vehicles. There is a side pedestrian gate which leads to the rear garden.

REAR GARDEN

Approached by a paved terrace where there is a timber garden store. This area leads onto the level lawn stretching away from

the bungalow on the south side and bounded by close boarded fencing. A gateway leads to a wild garden which contains a variety of small trees and mature shrubs forming part of what is now established woodland.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal combination gas fired boiler also providing domestic hot water.



COUNCIL TAX

West Northamptonshire Council - Band C

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.

For further information on viewing call 01604 230222