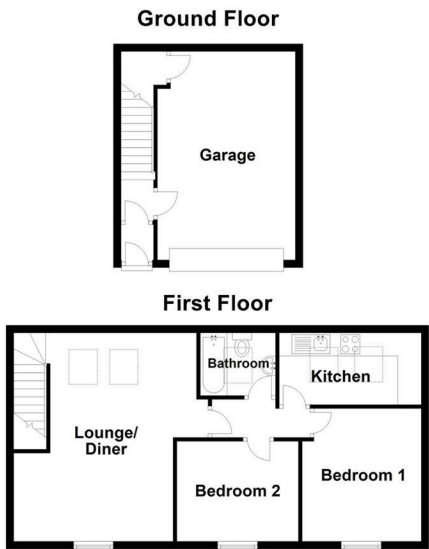




Leys and continue along Stratford Drive where the property can be found half way down tucked away in a little cul de sac.

DOIMB29042026/0205

36 Stratford Drive, Overstone, Northamptonshire, NN6 0RP



Not to scale. For illustrative purposes only



Asking Price £250,000 Freehold

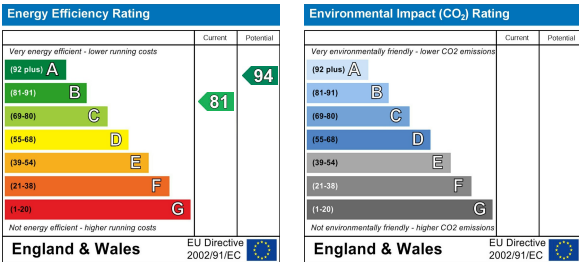
Located within the highly sought-after Overstone Gate development on the edge of Overstone and Moulton, this impressive two-bedroom detached coach house with a garage and private garden is ideal for first-time buyers and investors alike.

The light and spacious accommodation includes an entrance hall with integral access to the garage, a bright and airy lounge/dining room, and a stylish modern kitchen complete with a full range of integrated appliances. The property also offers a well-proportioned master bedroom, a second double bedroom, and a contemporary family bathroom.

Externally, there is off-road parking and a larger-than-average single garage with internal access. The attractive rear garden enjoys a high degree of privacy and features both lawn and decking areas—perfect for outdoor relaxation or entertaining.

Additional benefits include gas central heating, double glazing throughout and air conditioning

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC front door with a port hole window, access door to garage, stairs to first floor.

FIRST FLOOR

LOUNGE DINER

17'2 x 13'8 maximum

Two UPVC double glazed windows to front, two Velux roof windows to the rear with electric blinds, storage cupboard, two radiators.



BEDROOM ONE

11'1 x 10'3

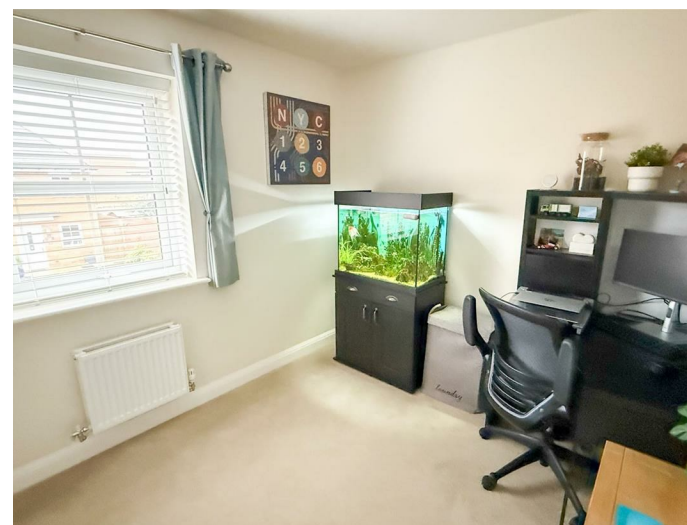
UPVC window to front, radiator.



BEDROOM TWO

10'5 x 6'2

UPVC window to front, radiator.



BATHROOM

6'5 x 5'7

Suite comprising WC, panel bath with shower and glass screen, wash hand basin in vanity unit with storage below, half tiled, radiator, Velux roof window.



OUTSIDE

GARDEN

There is a front garden which is mainly laid to lawn with pathway to the front door and leading to the garden to the rear via secure gated access to the side. There is a driveway giving off road parking and leading to integral garage. The private rear garden is mainly laid to lawn with a raised decked seating area, enclosed by wood panel fencing, there is a shed, the rear garden enjoys a sunny aspect and privacy.



GARAGE

17'10 x 10'11

Up and over door, power and lighting, wall mounted combination boiler, storage cupboard, electric car charger point.

SERVICES

All mains services are connected. Heating is via a gas fired boiler and radiators.

COUNCIL TAX

West Northamptonshire Council - Band B

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.

HOW TO GET THERE

From Northampton town centre proceed easterly 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



INNER HALL

Doors to:-

KITCHEN

12'2 x 6'2

Fitted with a range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, full integrated appliances include a oven, hob, extractor, fridge/freezer, dishwasher, washing machine, two Velux roof windows, radiator.

For further information on viewing call 01604 230222