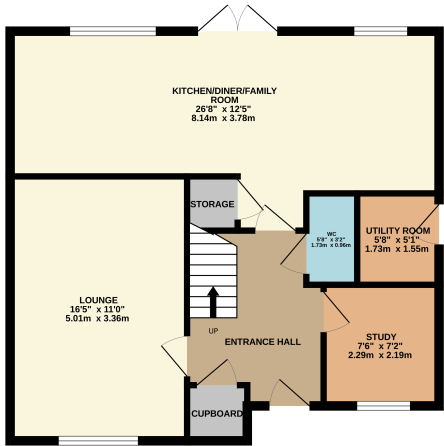
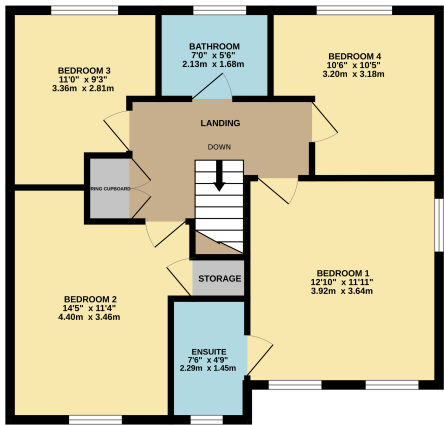


GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



**25 Nova Close, Overstone, Northampton,
Northamptonshire. NN6 0SH.**

£450,000 Freehold

Edward Knight Estate Agents are pleased to present this exceptional four double bedroom detached family home, located within the highly desirable Overstone Gate development on the edge of Overstone village. Built by Barratt Homes, this property offers a fantastic balance of space, layout and specification, perfectly suited to modern family living. The ground floor is thoughtfully arranged, featuring a welcoming entrance hall, a generous sitting room, and a separate study ideal for home working. The standout feature of the home is the impressive open plan kitchen, dining and family space, fitted with a range of integrated appliances and finished with Quartz work surfaces. This superb room provides a real hub of the home, with French doors opening directly onto the rear garden, and access through to a separate utility room. A cloakroom/WC completes the ground floor. Upstairs, the property continues to impress with four well-proportioned double bedrooms. The

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Tel: 01604 632433

www.edwardknight.co.uk

Entrance Hall

A welcoming entrance hall providing access to all principal ground floor accommodation, with stairs rising to the first floor and useful storage.

Sitting Room

16' 4" x 11' 1" (4.98m x 3.38m)
A spacious and well-proportioned reception room with a pleasant outlook to the front aspect, offering ample space for a range of living furniture.

Study

7' 4" x 7' 0" (2.24m x 2.13m)
A versatile room ideal for home working, with window to the front aspect.

Kitchen/Dining & Family Room

26' 6" x 11' 8" (8.08m x 3.56m)
A superb open plan space forming the heart of the home, fitted with a range of contemporary wall and base units with Quartz work surfaces and integrated appliances. There is ample space for both dining and informal seating areas, with French doors opening directly onto the rear garden, creating an ideal space for entertaining and modern family living.

Utility Room

5' 7" x 5' 4" (1.70m x 1.63m)
Accessed from the kitchen, providing additional storage and space for appliances, with external access to the side of the property.

WC

Fitted with a low level WC and wash hand basin.

Landing

A central landing providing access to all bedrooms and the family bathroom.

Bedroom One

12' 7" x 11' 6" (3.84m x 3.51m) A generous double bedroom with outlook to the front, benefiting from:

En Suite

Fitted with a shower enclosure, WC and wash hand basin.

Bedroom Two

12' 3" x 11' 5" (3.73m x 3.48m) A well-proportioned double bedroom with outlook to the front.

Bedroom Three

11' 1" x 8' 6" (3.38m x 2.59m) A further double bedroom with outlook to the rear aspect.

Bedroom Four

10' 1" x 9' 6" (3.07m x 2.90m) A double bedroom with outlook to the rear aspect.

Bathroom

Fitted with a modern suite comprising bath, WC and wash hand basin.

Outside

The property is set within a well-maintained plot, featuring a low-maintenance frontage and a generous driveway to the side providing off-road parking for multiple vehicles. The driveway leads to a detached single garage with power and lighting connected. The rear garden is fully enclosed and enjoys a good degree of privacy, being mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. Gated side access leading to the driveway.

