Sunflower Way

Overstone, Northampton

oriordanbond
SALES & LETTINGS

Sunflower Way

Overstone
NN6 0TF

Offers Over
£240,000

O'Riordan Bond is delighted to offer to the market this well presented two bedroom end terraced home, built by Messrs Persimmon Homes in 2024 to their popular 'Alnmouth' design. The property is located on the sought after Overstone Gate Development.

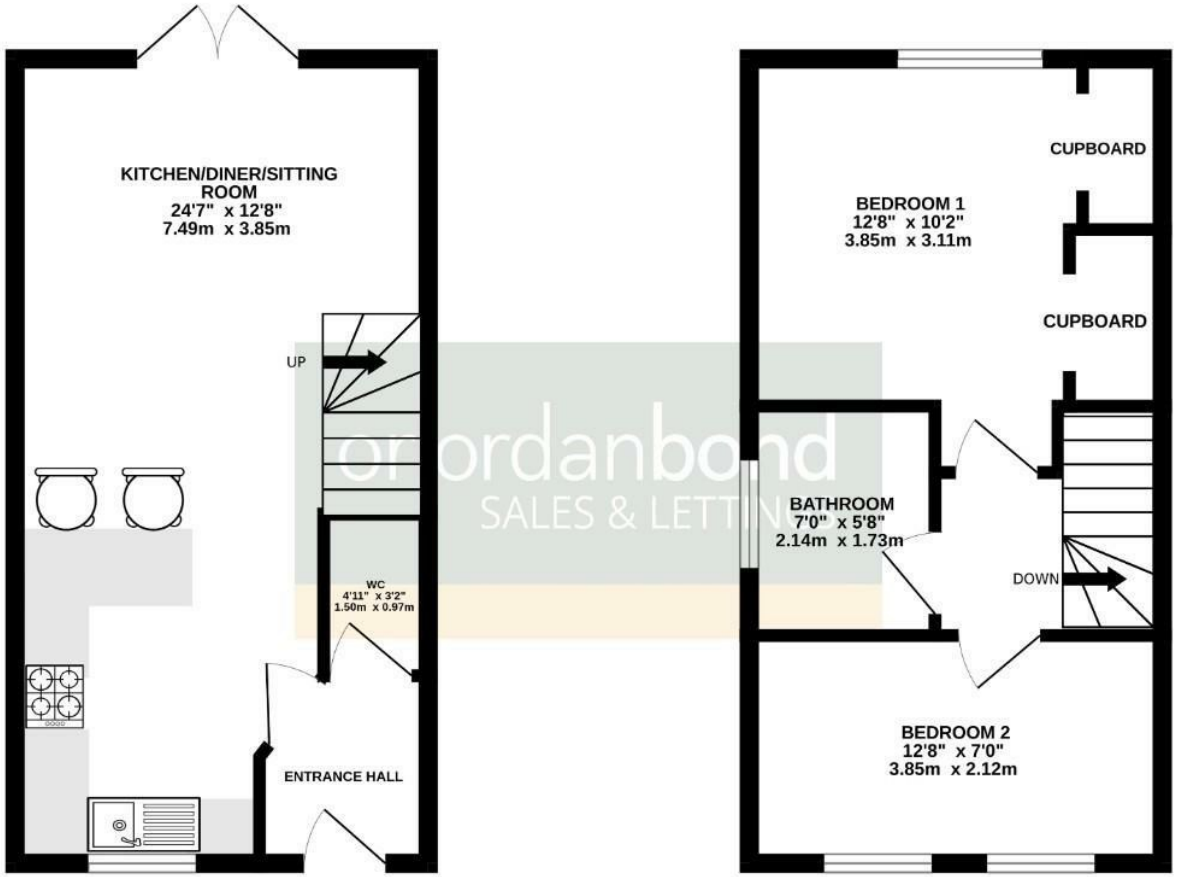
Accommodation comprises entrance hall and an open plan kitchen/sitting/dining room with integrated appliances, breakfast bar and cloakroom/WC to the ground floor. The first floors offers two double bedrooms and a three-piece family bathroom suite. Outside is low maintenance frontage with driveway providing off road parking for several vehicles and a private landscaped rear garden with feature patio areas for entertaining and secure side access. Further benefits include uPVC double glazing, gas radiator heating and remaining NHBC certificate. (A/621/M)

- Well presented two bedroom end terraced home
- Open plan kitchen/sitting/dining room with integrated appliances
- Three-piece family bathroom suite
- Gas radiator heating
- Landscaped rear garden
- Ample off road parking

LIFE
MAKE A
G&T

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

- Council Tax Band: B
- Energy Efficiency Rating: B

Viewing
Viewing strictly by appointment – details below

Disclaimer
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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The Property Ombudsman

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