# 1 Hutchins Close
# Overstone Gate
# OVERSTONE
# NN6 0RX

## £315,000

- RECENTLY CONSTRUCTED TOWNHOUSE
- KITCHEN / DINER
- EXCELLENT CONDITION
- COMPLETE UPPER CHAIN
- THREE BEDROOMS
- EN-SUITE TO MASTER
- SIDE BY SIDE OFF ROAD PARKING
- ENERGY EFFICIENCY RATING : B

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Nestled in the desirable Hutchins Close at Overstone Gate, this recently constructed townhouse offers a perfect blend of modern living and comfort. Built in 2021, the property is in excellent condition, making it an ideal choice for those seeking a contemporary home without the need for immediate renovations.

Upon entering, you are welcomed into the entrance hall, leading to a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the well-appointed kitchen/diner, which boasts ample space for family meals and gatherings, ensuring that culinary enthusiasts will feel right at home.

This townhouse features three generously sized bedrooms, including a master suite complete with an en-suite bathroom, providing a private sanctuary for rest and relaxation. The additional main bathroom ensures that family and guests alike have convenient access to modern facilities.

Parking is a breeze with space for two vehicles, a valuable asset in today's busy world. The property also benefits from a complete upper chain, allowing for a smooth transition for potential buyers.

In summary, this townhouse in Hutchins Close is a remarkable opportunity for those looking to invest in a modern, well-maintained home in a sought-after location. With its thoughtful design and excellent amenities, it is sure to appeal to families and professionals alike. Do not miss the chance to make this stunning property your new home.

**Ground Floor**

**Entrance Hall**
Enter via composite door, wooden laminate flooring, radiator.

**Downstairs WC**
Low level WC, pedestal wash hand basin, complementary tiling, wooden laminate flooring, radiator.

**Lounge**
16'4" x 12'2" (5.00 x 3.72)
Bay UPVC window to front aspect, further UPVC window to side, under stairs storage cupboard, two radiators.

**Kitchen / Diner**
15'6" x 10'5" (4.73 x 3.19)
UPVC French doors and window to rear aspect, a range of wall and base units with roll top work surfaces, integrated appliances to include oven, hob, fridge/freezer, dishwasher, and washing machine, stainless steel sink and drainer, cupboard housing boiler, complementary tiling, wooden laminate flooring, radiator.

**First Floor**

**Landing**
Cupboard housing hot water tank.

**Bedroom Two**
13'5" x 8'8" (4.11 x 2.65)
UPVC window to front aspect, fitted wardrobes, radiator.

**Bedroom Three**
11'11" x 8'8" (3.65 x 2.65)
UPVC window to rear aspect, fitted wardrobes, radiator.

**Bathroom**
8'2" x 6'5" (2.49 x 1.98)
Obscure UPVC window to rear aspect, pedestal wash hand basin, bath unit, low level wc, chrome heated towel rail.

**Second Floor**

**Bedroom One**
21'10" x 15'6" (6.68 x 4.73)
Restricted head height to sides, UPVC window to front aspect, two Velux windows to rear, fitted wardrobes, loft access, radiator.

**En-suite**
Velux window to rear aspect, double shower cubicle, pedestal wash hand basin, low level wc, chrome heated towel rail.

**Externally**

**Front Garden**
Lawn area with various paving, driveway offering side by side parking for two vehicles.

**Rear Garden**
Patio and lawn areas, gated side access, enclosed by wooden fencing.

**Agents Notes**
Local Authority: South Northamptonshire
Council Tax Band: C

There is a service charge of approximately £125 per annum for maintenance of the surrounding grounds.

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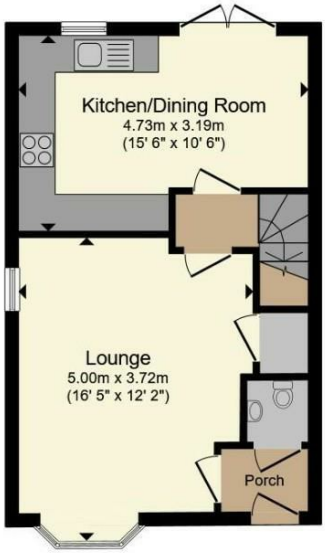
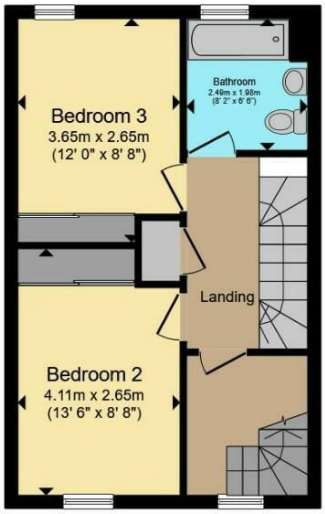
ME AND MY LITTLE

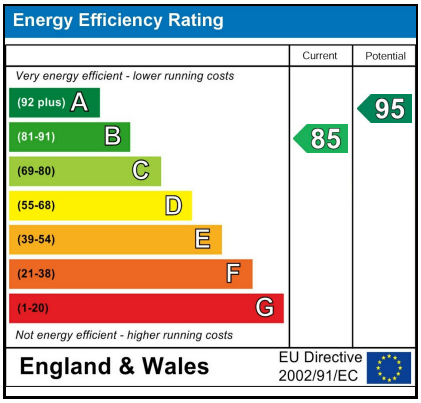


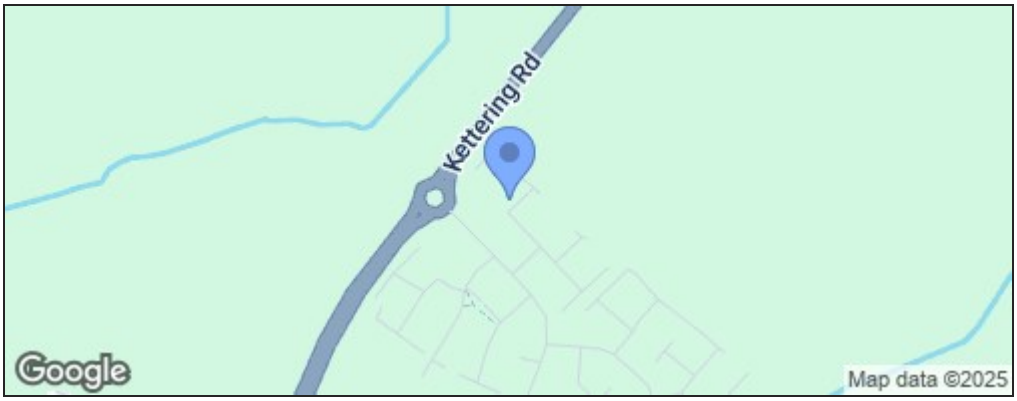



**Ground Floor** **First Floor** **Second Floor**

Total floor area 103.0 sq.m. (1,108 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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