24 Tricker Close
Overstone
NORTHAMPTON
NN6 0TS

£289,000









- **END OF TERRACE**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**
- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **SOLAR PANELS**
- **ENERGY EFFICIENCY RATING: B**

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Modern, recently constructed, three bedrooms end of terrace property situated in the sought after, new area of Overstone Gate. The accommodation comprises in brief: entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, master with en suite, and family bathroom. Additional benefits include UPVC double glazing, gas to radiator heating, solar panels, front and rear gardens with off road parking.

Ground Floor

Entrance Hall
Vinyl flooring, radiator, doors to:

Cloakroom
Suite comprising low level WC, hand wash basin, vinyl flooring, radiator.

Lounge
16'2" x 11'8" (4.93 x 3.57)
Radiator, stairs leading to first floor landing, UPVC double glazed windows to front and side, doors to:

Kitchen/Dining Room
15'0" x 10'5" (4.58 x 3.20)
Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in fridge/freezer, dishwasher and washing machine, fitted gas hob with extractor fan above, electric oven, vinyl flooring, radiator, under stairs storage cupboard, UPVC double glazed French doors and windows to rear.

First Floor

First Floor Landing
Loft access, radiator, doors to:

Bedroom One
11'11" x 8'6" (3.65 x 2.61)
Radiator, UPVC double glazed window to front, door to:

En Suite
Suite comprising tiled shower cubicle with shower unit above, had wash basin, low level WC, vinyl flooring, UPVC double glazed window to side.

Bedroom Two
10'2" x 8'7" (3.10 x 2.62)
Built in wardrobe, radiator, UPVC double glazed window to rear.

Bedroom Three
8'10" x 6'2" (2.71 x 1.90)
Radiator, UPVC double glazed window to front.

Bathroom
Suite comprising bath unit, hand wash basin, low level WC, UPVC double glazed window to rear.

Externally

Front Garden
Area laid to lawn with flower and shrub borders, block paved driveway providing off road parking for two cars.

Rear Garden
Paved patio area leading to lawn, wooden decked patio area, surrounded by timber fencing, gated side access.

Agents Notes
Council Tax Band: C




Theo







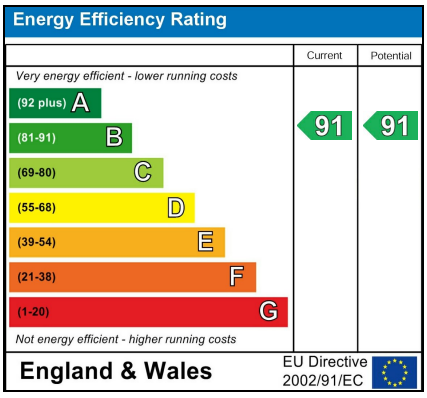
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

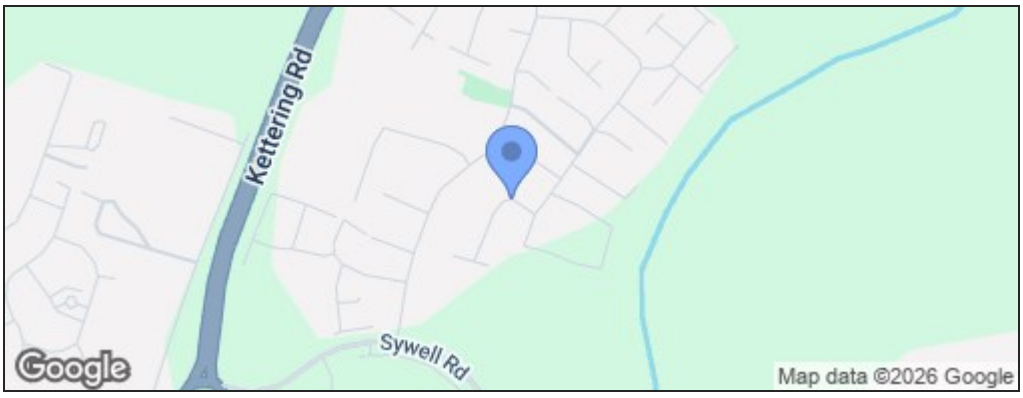
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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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