

Town & Country

Estate & Letting Agents

Station Road, Overton

£475,000



Just a mile outside of the sought after village of Overton, this detached home benefits from gas central heating and is predominantly UPVC double glazed. The property boasts beautiful southerly facing rural views to the rear and boasts so much more than initially meets the eye. with internal accommodation comprising of an entrance hall, kitchen, utility room and cloakroom WC, a living room, dining room, a ground floor shower room and two ground floor bedrooms as well as a first floor landing offering access to 3 further bedrooms (five in total) and to a shower room.

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FRONT GARDEN

The property is entered through a wooden farmhouse gate opening to paved off road parking, the garden itself is an established raised garden with a plethora of plants shrubs and trees as well as an ornamental pond. There is also an outside water and light supply.



REAR GARDEN

The rear garden enjoys a sunny southerly facing aspect with a beautiful aspect over the fields to the rear with an accompanying hot tub and sauna.



SAUNA AND HOT TUB

LOWER REAR GARDEN

Steps descend from the upper garden to a large garden space with a host of mature shrubs and trees leading to a gravel patio area, an established ornamental pond, summer house, vegetable patch and a timber storage shed currently utilised as a gym measuring 9'10" x 7'4"



SUMMER HOUSE

16'3" x 9 feet

A wooden summer house with double glazed windows that face the front and side elevation which is entered through double glazed double doors with a covered deck patio area.



ENTRANCE HALL

The property is entered through a stain glass and leaded double glazed UPVC front door which opens to timber laminate flooring, a radiator, glazed double doors opening to the dining room and further doors opening to

the kitchen, living room ground floor bedroom, second ground floor bedroom/office And to the ground floor bathroom.



LIVING ROOM

17'8" x 14 feet

The living room is a double aspect room with windows facing the rear and side elevations featuring a radiator, an exposed brick and beam fireplace with a quarry tiled hearth which houses a cast iron log burner.



DINING ROOM

13'2" x 10'8" maximum

The dining room features timber laminate flooring, a radiator, stairs rising to the first floor accommodation and UPVC double glazed French doors opening to the rear garden.



BATHROOM

12'0" x 6'0"

The shower room is installed with an attractive modern white four piece suite comprising of a panel bath, a low level W/C, a double shower enclosure with a dual head thermostatic shower, a ceramic tiled floor, partially tiled walls, recessed downlights within the ceiling and an opaque timber frame double glazed window that faces the front elevation.



GROUND FLOOR BEDROOM

4 10'2" x 9'6"

Fitted with a range of floor to ceiling wardrobes and having a window facing the rear elevation with a radiator below.



GROUND FLOOR BEDROOM 5/OFFICE

9'3" x 6'3"

With timber laminate flooring, the window to the side elevation with radiator below



KITCHEN

17'4" x 10'6"

The kitchen is fitted with a range of oak farmhouse style base units with ample work surface space housing a sink with a mixer tap. Other features of the kitchen include a radiator and two built in cupboards,

BOILER ROOM

5'6" x 2'10"

The boiler room features a single glazed opaque window that faces the side elevation, a ceramic tiled floor and

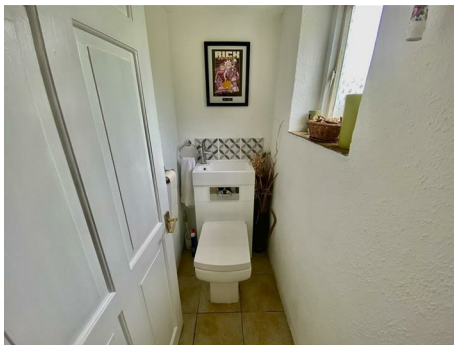
houses a wall mounted gas Worcester combination boiler.



UTILITY ROOM

15'7" x 9'3"

The utility room can be accessed either from the kitchen or from the outside featuring a UPVC leaded double glazed window that faces the front elevation, UPVC double glazed French doors opening to the rear elevation of the property. The flooring is ceramic tiled and fitted along the walls.



CLOAKROOM W/C

With a ceramic tile floor and opaque single glazed timber frame window to the front elevation and installed with a dual flush low level WC.



FIRST FLOOR LANDING

With a dormer window facing the front elevation and recessed downlights set within the ceiling and doors opening to bedrooms one, two and three as well as to the first floor shower room



BEDROOM ONE

15'2" x 14'8" max

Fitted with a range of lightwood grain effect floor to ceiling wardrobes complimented by stainless steel handles, a radiator and with dormer windows facing front and rear elevations.



BEDROOM TWO

17'6" x 13'2" max

With a radiator, a dormer window facing the rear elevation and a low internal door which opens to a loft/storage area.



BEDROOM THREE

16'5" x 10'8" max

Having a window facing the front elevation and a radiator.



UPSTAIRS SHOWER ROOM

8'2" x 8'6"

The shower room is installed with a white three-piece suite comprising of a oversized corner shower enclosure with a thermostatic wall mounted shower and a dual flush low level WC.

DOUBLE GARAGE

19'8" x 15'7"

With two windows facing the side elevation, power and light access from the front through two single up and over garage doors.



LOFT SPACE



DRONE PHOTOGRAPHS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	