

24 Copsewood  
Overstone, Northampton  
NN6 0GP

£450,000 Offers Over



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

This beautifully presented four-bedroom home is situated on a highly sought-after development on the edge of Northampton, enjoying excellent commuter links alongside a wide range of local amenities.

Occupying one of the most desirable positions on the development, the property enjoys an open aspect to the front overlooking a small amenity space and boasts the true pick of the plots, with a generous south-westerly facing rear garden.

The immaculately presented accommodation comprises an entrance hall, lounge, study, and a sociable kitchen/diner with doors opening onto the rear garden, along with a ground floor WC and utility area.

The kitchen has been upgraded to a high standard and features a host of integrated appliances, granite work surfaces, and under-unit lighting. The useful utility area, located within the WC, offers space and plumbing for a washing machine and continues the granite work surface theme.

To the first floor are four well-proportioned bedrooms, three of which benefit from built-in wardrobes. The principal bedroom enjoys a stylish en-suite, complemented by a modern family bathroom.

Outside, the aforementioned rear garden is generous in size and enjoys a sunny aspect, with additional space behind the garage ideal for a shed or further storage.

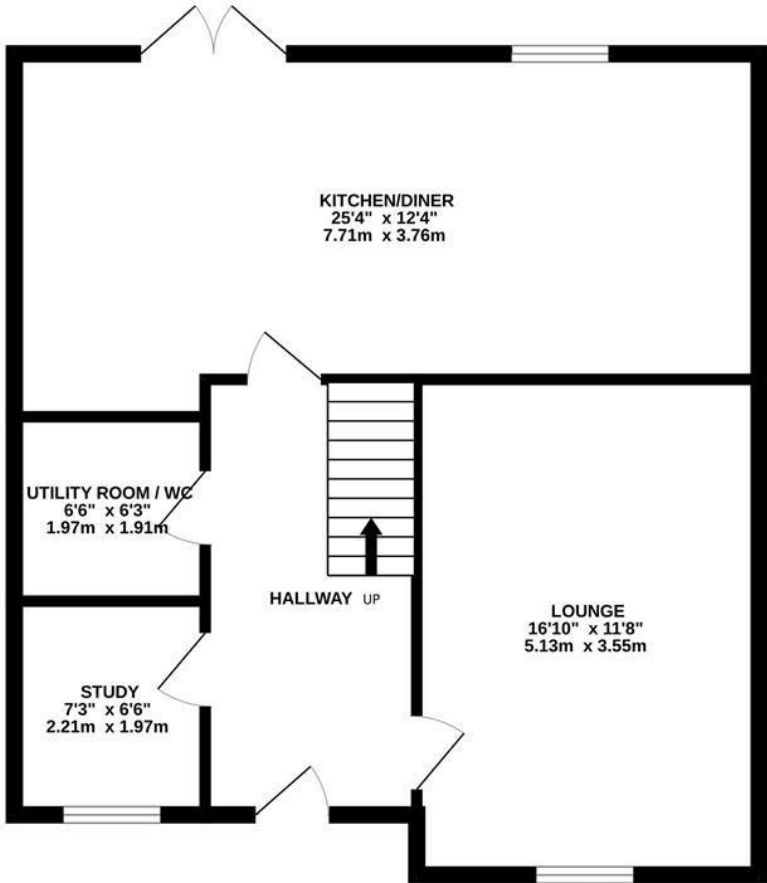
To the side of the property is a two-car driveway and a single garage complete with power and lighting.

This fabulous home simply must be viewed to be fully appreciated. Realistically priced, superbly positioned, and offered with the added advantage of No Onward Chain, we anticipate strong interest—so act quickly and book your internal inspection today.

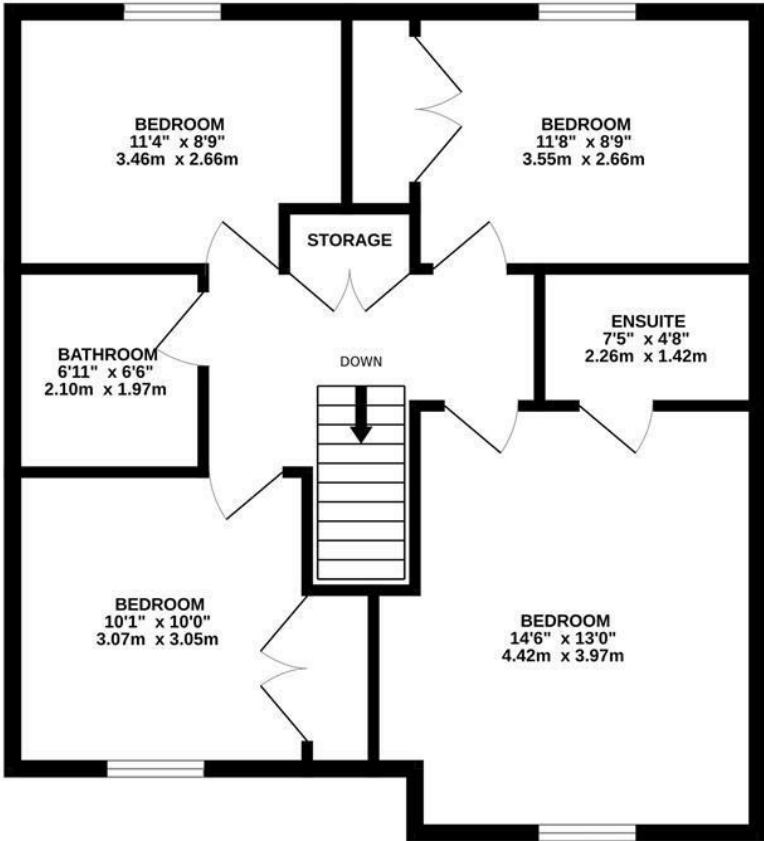
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# Floor Plan

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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## AT A GLANCE...



Lounge and study



Upgraded kitchen



Four generous bedrooms



Family bathroom, ensuite to master and ground floor WC/Utility



Generous rear garden



Driveway and garage





# SELLER'S SECRET

We bought the house as a 'stop gap' as we were in the process of building our forever home.

We've added paneling to most of the rooms, fitted wardrobes to the bedrooms and upgraded the kitchen.

We've loved living here for the last year and hope that whoever buys our home enjoys it just as much as we have.



## Why we like it....

Great location, great condition and great price!

Be quick though, we do not expect this house to be on the market for long!

# OSCAR JAMES

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To buy or not to buy....

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