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4 Choakes Yard, Great Billington, LU7 9DU

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Offers In Excess Of £950,000

- FOUR BEDROOM FAMILY HOME
- PICTURESQUE VILLAGE LOCATION
- LANDSCAPED REAR GARDEN
- EN-SUITES TO MAIN and GUEST BEDROOM
- BUILT-IN WARDROBES
- BEAUTIFULLY PRESENTED THROUGHOUT
- DOUBLE GARAGE and DRIVEWAY PARKING
- THREE RECEPTION ROOMS
- UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- INTERACTIVE VIRTUAL TOUR

This truly stunning four bedroom family home is nestled within the picturesque village of Great Billington, with stunning unhindered open countryside views.

From the moment you step through the door you are greeted by a light and spacious entrance hall with stairs rising to the first floor landing. From the entrance hall is a lounge featuring a log burner and floor to ceiling windows. The kitchen/dining room is finished to a beautiful standard and offers a wealth of integrated appliances including two ovens, one with integrated microwave and a warming drawer, full height integrated fridge, plus dishwasher. Floor and wall mounted units with a granite worktop and a matching island with induction hob. Stylish Amtico flooring and patio doors opening to the rear garden. The family room with its vaulted ceiling and exposed beams offer a touch of elegance, with French doors opening to the rear garden and shutters fitted. The ground floor also features a dining room that is currently used as an office, plus utility room and refitted cloakroom.

The first floor landing opens to four bedrooms with en-suites to the main and guest bedrooms. All four bedrooms offer built-in wardrobes with the added benefit of eaves storage for the third and fourth bedrooms. The four piece family bathroom finishes the first floor.

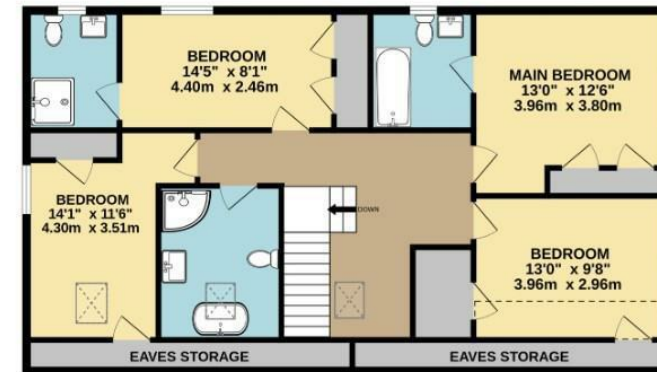
The landscaped rear garden, featuring mature flower beds and shrubs with a laid lawn and patio seating area. The driveway offers plenty of parking for multiple vehicles and access to the double garage.

Overall this property is one to see to truly appreciate what is on offer.

GROUND FLOOR
1879 sq.ft. (174.6 sq.m.) approx.



1ST FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 2925 sq.ft. (271.7 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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