



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



22 Cottage Gardens, Great Billing, Northampton, NN3 9YW

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A very well presented and extended modern four bedroom detached family home situated in the quiet and sought after cul de sac in the popular residential area of Great Billing. The accommodation comprises entrance hall, cloakroom, study, lounge, dining room, refitted kitchen/breakfast room and sunroom. To the first floor there are four bedrooms with ensuites to bedroom one and bedroom two, bedroom two has a built in lift for easy upstairs access and a family bathroom. Outside there is a front garden and driveway giving off road parking for several vehicles and leading to the part converted double detached garage. The beautifully landscaped rear garden has a large raised decked seating area and faces in a southerly direction enjoying a sunny aspect and a high degree of privacy. The property is being sold with vacant possession and no upper chain.

**Price £550,000 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

13'2 x 7'7

Enter via a UPVC double glazed front door with stained glass leaded obscure window and windows to the side, radiator, under stairs storage cupboard, bespoke under stairs drawers, stairs to the first floor and door to:-

#### CLOAKROOM

7'7 x 4'6

Refitted suite comprising WC, wash hand basin, chrome wall mounted towel radiator and is half tiled with a UPVC double glazed window with obscure glass to the side.

#### STUDY

9'0 x 7'8

UPVC double glazed window to the front, built in desk and drawers, eye level storage units and radiator.

#### LOUNGE

15'6 x 12'5

UPVC double glazed bay window to front, radiator, modern inglenook fireplace with tiled hearth and brick surround, gas coal effect log burner and double doors opening onto:-

#### DINING ROOM

15'4 x 11'1

UPVC double glazed window to side, stained glass window to the rear, UPVC double glazed patio doors to the conservatory, large modern wall mounted radiator, archway leads to the kitchen and a through floor home lift rising to bedroom two and is neatly positioned in the corner.



#### KITCHEN/BREAKFAST ROOM

21'9 x 10'5

Refitted range of base and eye level units, granite worktops and splashbacks, breakfast bar, stainless steel sink with chrome mixer tap, drainer and built in appliances include oven and microwave, induction hob and extractor, large fridge with freezer box, dishwasher, washing machine, wine cooler, two UPVC double glazed windows to the rear and UPVC double glazed window with obscure glass to the side, large wall mounted modern radiator and UPVC double glazed French doors to the rear garden.



#### SUNROOM

16'8 x 11'4

A brick based UPVC double glazed sunroom with bay window and French doors to the garden, warm roof with electric Velux window and spotlights.

### FIRST FLOOR

#### LANDING

13'4 x 7'8

UPVC double glazed window to the front, airing cupboard housing the hot water tank and gas wall mounted boiler, loft access, storage cupboard and doors to:-



#### BEDROOM ONE

13'6 x 10'8

Two UPVC double glazed windows to the rear, radiator, built in double mirrored wardrobes and door to:-



#### ENSUITE

8'0 x 5'1

A refitted suite comprising WC in vanity unit with storage cupboards to the side, wash hand basin, corner shower cubicle with glass opening doors and Aqualisa shower, fully tiled, chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the side.



#### BEDROOM TWO

13'8 x 10'9

This extended bedroom has been fitted with a lift rising up from the dining room. Built in double wardrobes, radiator and door to:-



#### ENSUITE

7'0 x 4'4

Refitted suite comprising WC, wash hand basin in vanity unit with storage below, corner shower cubicle with glass centre opening doors with shower, tiled splashbacks, chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the side and spotlights.

#### BEDROOM THREE

12'6 x 7'5

UPVC double glazed window to the front and radiator.



#### BEDROOM FOUR

9'6 x 7'7

UPVC double glazed window to the front, built in storage cupboard and radiator.

#### BATHROOM

7'9 x 7'2

Suite comprising WC, wash hand basin in vanity unit with storage below, P shaped bath with Aqualisa shower and glass screen, fully tiled, towel radiator and UPVC double glazed window with obscure glass to the front.

### OUTSIDE

#### FRONT GARDEN

The well stocked front garden has many mature flowers, shrubs and bushes with block paved driveway giving off road parking for several vehicles and leading to the part converted double detached garage. There is also a bin store, pathway and secure gated access from front to rear.

### DOUBLE GARAGE

17'4 x 16'7

The double detached garage has been part converted into an office space with power and lighting and is concealed behind garage doors and is accessed by a UPVC double glazed door with windows. The remaining garage has an up and over door with power and lighting and storage space.



### REAR GARDEN

The beautifully landscaped rear garden has a large raised decked seating area with plinth lighting and stainless steel balustrade. Steps lead down to the remainder of the garden which is mainly laid to artificial lawn (underneath is slabbed circular and cobbled patios), cobbled pathways and flower and shrub borders. The rear garden is enclosed by brick walling and faces in a southerly direction enjoying a sunny aspect and a high degree of privacy.

### AGENTS NOTE

The property has been adapted for wheelchair access from ground to first floor via a lift and has a wheelchair friendly raised decked seating area to the rear of the property. The lift is optional and if not required the vendors will remove and make good of the repair work.

### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band F

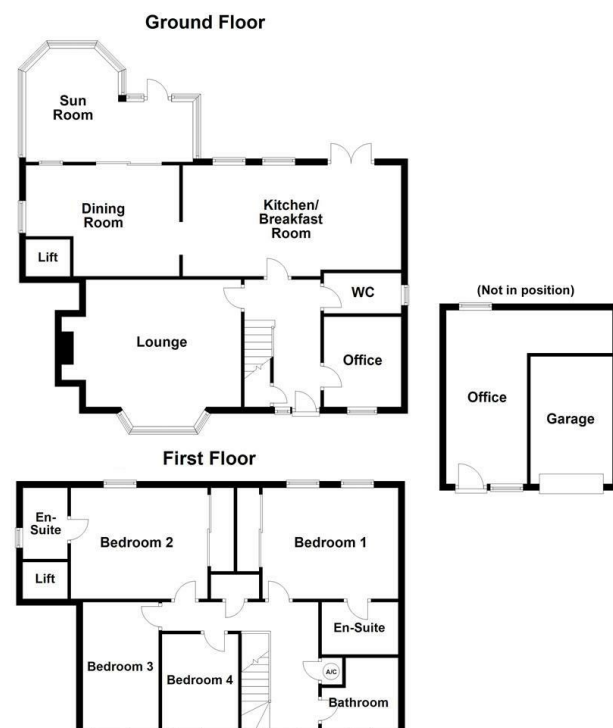
### LOCAL AMENITIES

The property is conveniently located for access to the Weston Favell shopping centre and the old villages of both Little and Great Billing. There is a primary school in Great Billing with secondary education available at the Northampton Academy, there are both Roman Catholic and Church of England Churches.

### HOW TO GET THERE

From Northampton town centre take the Wellingborough Road passing Weston Favell shopping centre. Continue over the next two mini roundabouts and at the next roundabout with Lings Way proceed straight onto the A4500 and take the next turning right into Cottage Gardens. Follow the road around and turn right at the end where the property can be found on the left hand side.

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Not to scale. For illustrative purposes only