

**21 Russet Drive, Little Billing, Northampton, NN3 9TF**  
**£340,000 Freehold**

An extended executive four bedroom detached family home situated on this sought after road. The property has been extended to the ground floor, making provision for three reception rooms. The current owners have also refitted the kitchen-breakfast room, main bathroom and en-suite. Early viewing is highly advised. The accommodation comprises: entrance hall, cloakroom, office/family room, living room, dining room, kitchen and utility/breakfast room. To the first floor are four bedrooms, en-suite and family bathroom. Externally are very well tended gardens to the front and rear, in addition to the driveway and single garage with electric door. EPC: C

**Extended Four Bedroom Detached Home | Refitted Kitchen, Bathroom & En-Suite | Three Reception Rooms | Single Garage & Driveway | Lovely Mature Gardens | Rarely Available**

**modern marketing · traditional values**

### ENTRANCE HALL

A spacious entrance hall entered via a glass panelled door with glazed panel to the side. Radiator. Stairs rising to first floor landing. Two storage cupboard. Doors to connecting rooms.

### CLOAKROOM/WC

Obscure UPVC double glazed window to side elevation. Fitted with a white two piece suite comprising low level WC and wall mounted wash hand basin. Tiling to water sensitive areas.

### LOUNGE 4.72m x 4.27m (15'6 x 14)

UPVC double glazed patio doors to rear garden. Radiator. Feature gas fire with marble surround and hearth.

### DINING ROOM 2.84m x 3.15m (9'4 x 10'4)

UPVC double glazed window to front elevation. Radiator. Fitted display and storage dresser to one wall.

### KITCHEN-BREAKFAST ROOM 3.71m x 2.67m (12'2 x 8'9)

Two UPVC double glazed windows to rear and side elevations. Radiator. A stylish refitted kitchen-breakfast room comprising of a range of wall mounted and base level soft close units and drawers with under pelmet lighting and complementary work surfaces. Tiling to splash back areas. One and a half bowl ceramic Villeroy & Boch sink with mixer tap over. Freestanding AEG double oven with induction hob and extractor fan. AEG fridge and dishwasher. Door to:

### UTILITY/BREAKFAST ROOM 2.11m x 2.69m (6'11 x 8'10)

Space for table and chairs. Wall mounted boiler. Space and plumbing for white goods. UPVC double glazed door to rear garden.

### OFFICE/PLAYROOM 2.64m x 3.51m (8'8 x 11'6)

UPVC double glazed window to front elevation. Radiator. A useful space which is currently used as an office, but could easily be used as a family room or childrens playroom. Fitted with an array of cupboards, drawers and shelving. Recessed spotlights. Hardwood flooring.

### FIRST FLOOR LANDING

UPVC double glazed window to front elevation. Radiator. Airing cupboard. Doors to connecting rooms.

### BEDROOM ONE 2.67m x 3.71m (8'9 x 12'2)

UPVC double glazed window to rear elevation. Radiator. Fitted wardrobes to one wall. Further fitted cupboard. Door to:

### EN-SUITE 2.11m x 1.73m (6'11 x 5'8)

Obscure UPVC double glazed window to rear elevation. Designer radiator. A smartly refitted en-suite shower room comprising of a double shower enclosure with mains shower over, low level WC with concealed cistern and cabinet mounted wash hand basin with mixer tap over. Tiling to water sensitive areas. Recessed spotlighting. Fitted storage cabinets with feature lighting.

### BEDROOM TWO 3.05m x 3.68m (10 x 12'1)

UPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 2.03m x 3.48m (6'8 x 11'5)

UPVC double glazed window to front elevation. Radiator.

### BEDROOM FOUR 1.96m x 3.40m (6'5 x 11'2)

UPVC double glazed window to front elevation. Radiator.

### BATHROOM 2.44m x 1.68m (8 x 5'6)

Obscure UPVC double glazed window to side elevation. Heated towel rail. Another refitted white three piece suite comprising panelled bath with mixer tap shower attachment over, cabinet mounted wash hand basin with storage under and low level WC with concealed cistern. Further range of fitted drawers, overhead cabinets and mirror with feature lighting.

### OUTSIDE

#### FRONT GARDEN

An open plan frontage mainly laid to lawn with colourful planted flower and shrub beds and borders. Gated pedestrian access to rear garden.

#### GARAGE

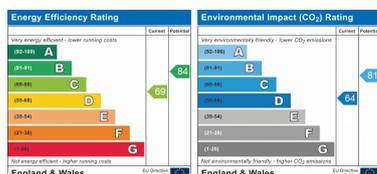
A single garage accessed via an electronically operated metal up and over door. Power and light connected. Driveway in front.

#### REAR GARDEN

A superbly maintained landscaped rear garden comprising of two well tended lawns, a large extended patio seating area, mature planted tree, shrub and flower borders. Pedestrian gated access to front with further gated access to the rear allowing access to the driveway and garage. External tap. Wooden shed.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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