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# Bramley Grove, Little Billing, Northampton, NN3 9HJ

£450,000 Detached

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Service Award**

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over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Situated in a private cul-de-sac in Little Billing, this spacious four bedroom detached home offers river views and a separate one bedroom annexe.

## Features & Utilities

- ✓ Detached Home
- ✓ Riverside Views
- ✓ Separate Annexe
- ✓ Off Road Parking
- ✓ En-Suite To Bedroom One
- ✓ uPVC Double Glazed Throughout
- ✓ Gas Radiator Heating
- ✓ Close To Local Amenities
- ✓ Quiet Cul-De-Sac

# Property Overview

Situated in a private cul-de-sac in Little Billing, this spacious four bedroom detached home offers river views and a separate one bedroom annexe. The main house features a dual aspect sitting room, separate dining room, and a kitchen/breakfast room with built in appliances and an adjoining utility. Upstairs, there are three double bedrooms, a fourth bedroom, a family bathroom, and a primary bedroom with an en-suite and dressing area. The detached annexe enjoys an open-plan living/kitchen area, a shower room, and a southerly-facing front garden. With off-road parking and versatile living space, this home is ideal for families or multi-generational living. Viewing highly recommended. EPC Rating: C. Council Tax Band: E

## ENTRANCE HALL

uPVC double glazed entrance door. Laminate flooring. Radiator. Staircase rising to first floor landing. Doors to

## WC

Obscure uPVC double glazed window to front elevation. Radiator. Suite comprising low level WC and vanity wash hand basin with storage cupboard. Tiled walls. Laminate flooring.

## DINING ROOM 3.61m x 2.71m (11'10 x 8'11)

uPVC double glazed window to front elevation. Radiator. Laminate flooring.

## LOUNGE 6.39m x 3.51m (20'11 x 11'6)

uPVC double glazed window to front elevation. Two radiators. uPVC double glazed sliding doors to rear elevation. Decorative fireplace.

## KITCHEN 2.65m x 4.69m (8'8 x 15'5)

Two uPVC double glazed windows to rear elevation. Radiator. Fitted with a range of wall and base unit with work surfaces over. Stainless steel sink and drainer unit. Built in high level double oven and gas hob. Space for dishwasher and fridge/freezer. Tiling to splash back areas. Laminate flooring. Door to:

## UTILITY ROOM

uPVC double glazed door to side elevation. Fitted wall and base units with roll top work surfaces over. Stainless steel sink and drainer. Pantry cupboard. Access to fusebox and Ideal gas boiler (installed August 2022). Space for white goods and washing machine.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 4.54m x 3.53m (14'11 x 11'7)

Two uPVC double glazed windows to front and rear elevations. Two radiators. Space for ample wardrobes and fitted walk in wardrobe area, leading to:

## EN-SUITE

Obscure uPVC double glazed window to rear elevation. Chrome heater. Fitted three piece suite comprising low level WC, wash hand basin and shower cubicle. Tiled walls and floor. Fitted vanity unit. Shaver socket. Extractor. Chrome heater.

## BEDROOM TWO 3.37m x 2.75m (14'8 x 9'0)

uPVC double glazed window to front elevation. Radiator.

## BEDROOM THREE 3.19m x 2.75m (10'5 x 9'0)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM FOUR 2.55m x 2.44m (8'4 x 8'8)

uPVC double glazed window to front elevation. Radiator.

## BATHROOM

Obscure uPVC double glazed window to rear elevation. Chrome heater. Fitted three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glazed screen. Tiled walls. Tiled floor. Shaver socket. Extractor fan.

## OUTSIDE

## FRONT GARDEN

Block paved with shrub area and lawn. Parking for two cars to rear of converted garage.

## REAR GARDEN

Laid to lawn with timber fence to boundary. Mature shrub borders. Tiled entertaining terrace.

## ANNEXE

Entry via uPVC double glazed entrance door. Three uPVC double glazed windows to front elevation. Electric radiator. Laminate flooring. Open to:

## LIVING/KITCHEN AREA

Fitted base units with roll top work surfaces over. Stainless steel sink and drainer. Induction hob. Tiling to splash back areas. Space for white goods. Recessed spotlights. Access to part boarded loft space.

## BEDROOM

uPVC double glazed window to side elevation. Electric radiator .

## BATHROOM

Obscure uPVC double glazed window to side elevation. Fitted three piece suite comprising low level WC, vanity wash hand basin and corner shower cubicle with glazed screen. Tiled walls and floor. Recessed spotlights. Chrome heater.

## FRONT

South facing garden. Enclosed with picket fencing. Overlooking river. Compact entertaining areas for outside furniture. Laid to lawn.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

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

### AGENTS NOTES

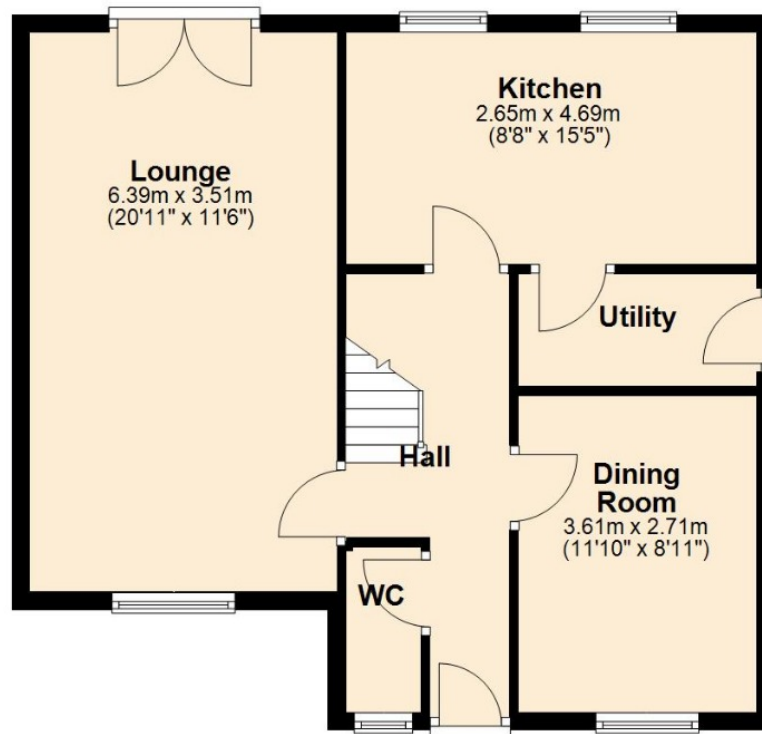
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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.

# Floorplan

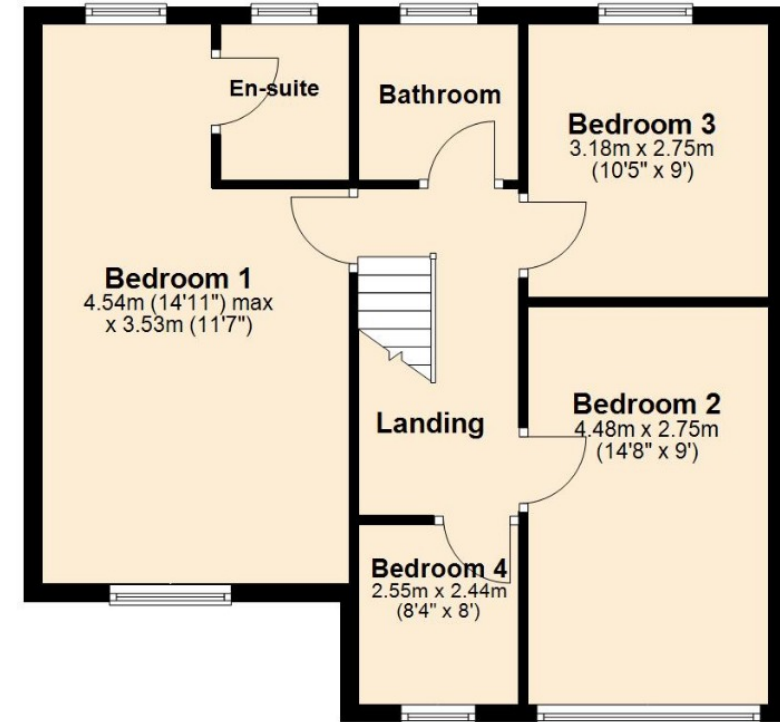
Annexe



Ground Floor



First Floor



Total area: approx. 139.9 sq. metres (1506.3 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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