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Orchard Hill, Little Billing, Northampton, NN3 9AG

£550,000 Detached

5 2 3



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A rarely available five-bedroom detached home in the sought-after area of Little Billing, set on a generous plot with a private garden, double garage, and ample off-road parking. This versatile property offers well-balanced living space, with all ground floor rooms opening onto the garden.

Features & Utilities

- ✓ Rarely Available
- ✓ Extended To The Rear
- ✓ Double Garage
- ✓ Larger Than Average Plot
- ✓ Spacious Living
- ✓ Potential For Annexe
- ✓ Close To Local Amenities
- ✓ Private Garden
- ✓ En-Suite Bathroom
- ✓ Excellent Family Home

Property Overview

A rarely available five-bedroom detached home in the sought-after area of Little Billing, set on a generous plot with a private garden, double garage, and ample off-road parking. This versatile property offers well-balanced living space, with all ground floor rooms opening onto the garden, creating a seamless indoor-outdoor living. The accommodation comprises a welcoming entrance hall, WC, spacious lounge leading into the dining room and conservatory, a well-equipped kitchen with an adjoining utility room, and a family room with stairs rising to the converted loft space providing a versatile fifth bedroom or home office. Upstairs, there are four bedrooms, including a primary bedroom with en-suite and walk in wardrobe, along with a family bathroom. Outside, the mature rear garden offers privacy and features a large block-paved terrace, perfect for entertaining. The front of the property benefits from an in-and-out driveway leading to a double garage. Early viewings are highly recommended. EPC Rating: TBC Council Tax Band: F

ENTRANCE HALL

Timber framed entrance door with obscure glass. Wooden floor. Staircase rising to first floor landing. Radiator. Dado rail. Coving. Doors to:

LOUNGE 3.69m x 6.01m (12'1 x 19'9)

uPVC double glazed box bay window to front elevation. uPVC double glazed sliding doors to side elevation. Gas fireplace with brick surround. Coving.

DINING ROOM 3.59m x 3.25m (11'9 x 10'8)

uPVC double glazed sliding doors to conservatory. Radiator. Service hatch. Coving.

CONSERVATORY 3.56m x 3.90m (11'8 x 12'10)

Brick base and uPVC construction. uPVC double glazed windows. uPVC double glazed French doors to side elevation.

WC

Central heated towel rail. Suite comprising low level WC and wash hand basin with mixer tap. Tiled floor to ceiling. Cupboard.

KITCHEN 2.91m x 4.15m (9'6 x 13'8)

Dual aspect uPVC double glazed windows. Two radiators. A range of fitted country style wall and base units with roll top work surfaces over. Butler style sink with mixer tap. Oven with four ring gas hob and extractor canopy over. Tiled floor. Tiling to splash back areas. Timber framed door to rear elevation.

REAR LOBBY

uPVC double glazed window to rear elevation. Timber framed door to kitchen. Opening to family room. Tiled floor.

FAMILY ROOM 5.63m x 5.01m (18'6 x 16'5)

uPVC double glazed French doors to patio area. Tiled floor. Staircase rising to first floor landing. Thermostat. Spotlights. Feature beam.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.52m x 4.27m (11'6 x 14'0)

Dual aspect uPVC double glazed windows to rear elevation. Radiator. Feature cast iron fireplace with tiled hearth. Open floorboards. Feature beams.

EN-SUITE 2.91m x 1.60m (9'7 x 5'3)

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin with P shaped bath with shower over and glass screen. Open floorboards. Tiled floor to ceiling.

WALK IN WARDROBE

Central heated towel rail. Radiator. Shelving and railings. Access to loft space.

BEDROOM TWO 3.15m x 3.10m (10'4 x 10'2)

Dual aspect uPVC double glazed windows. Radiator. Built in cupboards. Open floorboards. Feature beams to ceiling.

BEDROOM THREE 3.10m x 2.33m (10'2 x 7'8)

uPVC double glazed window to side elevation. Radiator.

BEDROOM FOUR 2.82m x 2.56m (9'3 x 8'5)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Frosted uPVC double glazed window to side elevation. Suite comprising low level WC, pedestal wash hand basin and tiled bath with shower over. Radiator. Tiled floor to ceiling. Open floorboards. Shaver point.

OUTSIDE

FRONT GARDEN

In and out driveway with lawn and flower bed borders. Access to garden and double garage.

DOUBLE GARAGE 6.11m x 4.50m (20'1 x 14'9)

Electric up and over door. Power and light. Staircase to loft space, leading to:

LOFT ROOM/BEDROOM FIVE 5.64m x 5.01m (18'6 x 16'5)

uPVC double glazed Juliet balcony to side elevation. uPVC double glazed window to rear elevation. Two Velux windows. Two radiators. Spotlights.

REAR GARDEN

Block paved entertaining terrace. Path to rear elevation. Rear seating area. Lawn with shrub and flower bed borders. Mature trees. Gated access to front. Security light. Water tap.

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 – No

Primary Heating Type – Gas

Parking – Yes

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

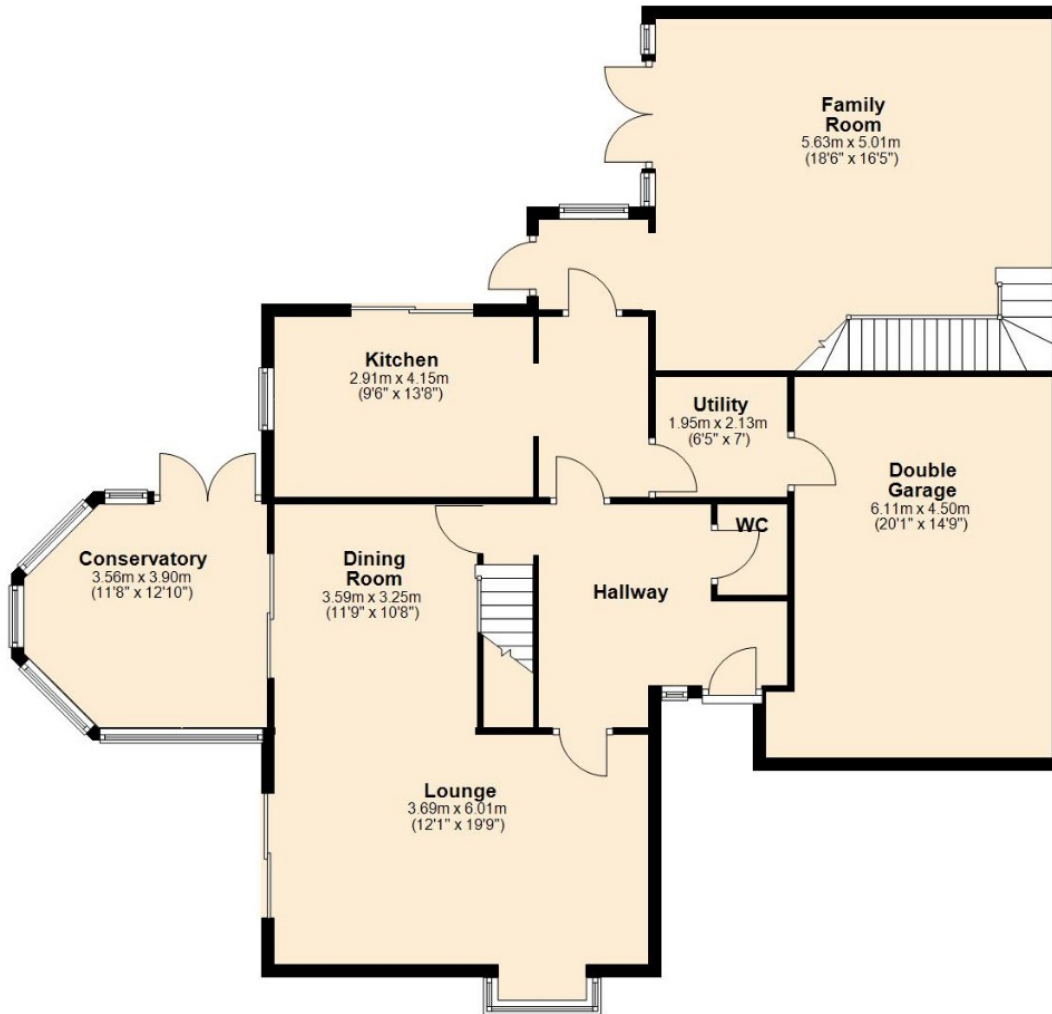
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AGENTS NOTES

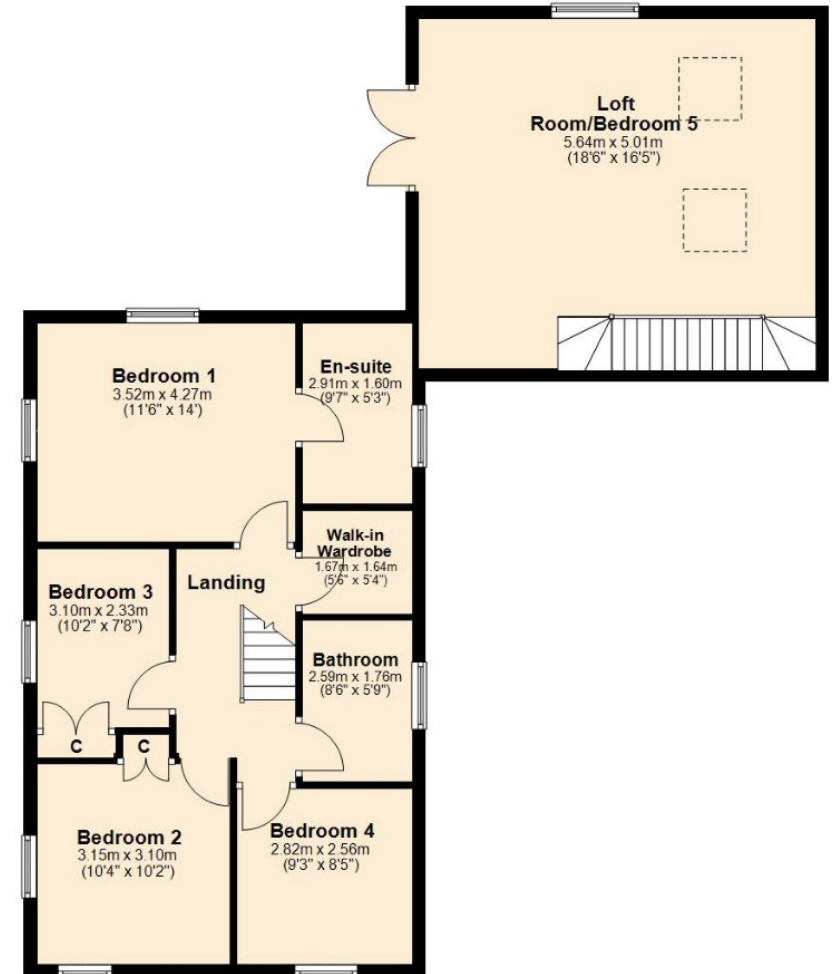
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

Ground Floor



First Floor



Total area: approx. 250.5 sq. metres (2696.0 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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