

**8 Hillside Road
Piddington
NORTHAMPTON
NN7 2DB**

£625,000



- **PRIVATE CUL-DE-SAC LOCATION**
- **REFITTED KITCHEN DINER**
- **SEPARATE RECEPTION ROOMS**
- **DOWNSTAIRS CLOAKROOM**

- **LARGE CORNER PLOT**
- **MODERN OPEN PLAN LIVING**
- **OPEN COUNTRYSIDE VIEWS**
- **ENERGY PERFORMANCE RATING E**

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Extended, remodelled in a modern open-plan style and overlooking open fields to the rear, this executive family home is situated on a large corner plot, in excess of 1/5th of an acre and nestled into the corner of a quiet cul-de-sac. Positioned in the heart of Piddington, this is an ideal home for commuters seeking a rural location, being located to the south of Northampton and within easy access of the M1 and Milton Keynes. The accommodation now comprises; an open plan living/dining room which shares a double glass sided log burner with the dual aspect sitting room, a stylishly refitted kitchen/breakfast room overlooking the rear garden, a matching refitted utility room and a cloakroom W.C. on the ground floor. To the first floor there is a master bedroom with an en-suite shower room, a generous dual aspect second bedroom (which used to be two rooms), two further bedrooms and a family bathroom on the first floor. Externally the plot which measures 0.22 of an acre, forms the corner of the cul-de-sac, with a long rear garden overlooking fields to the rear with a an open timber framed gazebo and bar, play area, sun terrace and a patio. To the front, a private garden leads to a drive with off road parking for several cars leading to a tandem garage. Benefits include; an updated gas fired radiator heating system, double glazing, and countryside views. Piddington is an idyllic village location, set in the heart of the South Northamptonshire countryside, with no through road, being accessed by neighbouring Hackleton which boasts an Ofsted rated 'Good' Primary School, village shop & Post Office and shared Village Hall, There are many public footpaths and bridleways across open countryside including direct access into Salcey Forest and the Roman Villa with a museum in the village nearby. We would strongly recommend internal inspection to fully appreciate the scope of the accommodation on offer.

Ground Floor

Entrance Porch

Entered via a double glazed uPVC door, radiator, door to cloakroom W.C., open to dining room with stairs rising to the first floor landing.

Dining Room

22'2 x 17'4 (6.76m x 5.28m)

A large light and airy room with a double glazed window to the front elevation, French doors and windows to the rear garden, 'Karndean' style flooring, a feature fireplace with an inset log burner through to the sitting room with a timber beam mantle over and granite hearth, two radiators, coving to ceiling, under stairs storage cupboard, walk through to the kitchen and a door to the sitting room.

Sitting Room

22'2 x 11'2 (6.76m x 3.40m)

A large dual aspect lounge with a double glazed window to the front elevation and French doors and windows to the rear garden, open fireplace to the log burner with a timber beam mantle over and a granite hearth, television point, two radiators.

Kitchen/Breakfast Room

22'2 x 11'6 (6.76m x 3.51m)

Refitted with a stylish and modern range of wall and base level units with complementary work surfaces over, extending into a peninsula breakfast bar, inset one and a half bowl sink drainer unit with a mixer tap over, space for a gas range with an extractor over, inset spotlighting, kickboard detail LED lighting, space for an American style fridge freezer, room for a breakfast table and chairs, tiled flooring, two radiators, double glazed windows to the front, side and rear elevations, doorway to the utility.

Utility Room

10'5 x 7'7 (3.18m x 2.31m)

Refitted with a range of wall and base level units matching the kitchen, complementary work surfaces with an inset circular sink and mixer tap over, integrated combination oven, space and plumbing for a washing machine and an electric tumble dryer within the base units, tiled flooring, inset spotlighting, double glazed door and window to the rear elevation, radiator.

Cloakroom/W.C.

Fitted with a low level W.C. and wash hand basin, radiator, double glazed window to the side elevation.

First Floor

Landing

Doors to the first floor rooms, loft access hatch.

Bedroom One

Double glazed window to the front elevation, radiator, television point, built-in wardrobe, door to ensuite.

Ensuite

Fitted with a suite comprising; a tiled shower cubicle, low level W.C., wash basin over a vanity unit with storage cupboards under, heated towel rail, double glazed window to the rear, extractor fan, inset spotlighting.

Bedroom Two

19'2 x 11'4 (5.84m x 3.45m)

A large dual aspect room formed from two former bedrooms with double glazed windows to the front and rear elevations, two radiators, built-in storage cupboards, loft access.

Bedroom Three

13'6 x 9'11 (4.11m x 3.02m)

Double glazed window to the front elevation, radiator, built-in wardrobe.

Bedroom Four

11'0 x 5'10 (3.35m x 1.78m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

Fitted with a suite comprising a panelled bath with a shower over, low level W.C. and a wash basin, radiator, double glazed window to the rear elevation, airing cupboard housing a wall mounted boiler.

Outside

Front Garden

Laid mainly to lawn with a path to the front door, well stocked enclosed borders with a range of maturing shrubs, gated side access on both sides to the rear garden.

Rear Garden

A long rear garden overlooking open fields to the rear and laid mainly to lawn, a generous paved patio leading to a timber framed open bar area with power and lighting, a separate sun terrace to the end of the garden ideal for al-fresco dining, a children's play area, hardstanding for garden sheds and greenhouses, as well as a two tonne log store, courtesy door to the rear of the garage.

Driveway

A gravelled drive leads to the garage with off road parking for several vehicles alongside a private front patio area that captures the afternoon and evening sun.

Garage

A tandem length garage to the side is accessed via an up and over door, power and light connected.

Agents Notes:

Local Authority: West Northants

Council Tax Band: E

Energy Performance Rating: E







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.