

The Gables, 23 Church Walk, Great Billing, Northampton, NN3 9ED
£475,000 Freehold

Jackson Grundy are delighted to bring to the market this excellently presented and rarely available three bedroom property in the desirable village of Great Billing. The accommodation comprises entrance hall, downstairs WC, lounge, kitchen/dining room and utility room. To the first floor there are three bedrooms, a family bathroom and en-suite. The rear of the property has a garden and to the front is off road parking for at least three cars. Early viewings are recommended. Please call 01604 784990 to arrange a viewing. EPC Rating: C. Council Tax Band: F

Village Location | Well Presented | Rarely Available | Single Garage | Good Road Links | Close To Amenities

modern marketing · traditional values

HALLWAY

uPVC double glazed entrance door. Radiator. Staircase rising to first floor landing. Doors to lounge, WC and kitchen/dining room.

WC

uPVC double glazed window to side elevation. Wall mounted wash hand basin and low level WC.

LOUNGE 5.99m x 5.11m (19'8 x 16'9)

uPVC double glazed window to front and side elevations. Radiator. Coving. Double doors to kitchen. Brick feature wall.

KITCHEN/DINING ROOM 4.32m x 7.24m (14'2 x 23'9)

uPVC double glazed window to rear elevation. Three door bi-fold to rear elevation. Four ring electric hob. Wall and base units. Four ring electric hob. Ceramic wash hand basin with stainless steel mixer tap over. Cupboard housing combination boiler (installed in 2021). Spotlights. Door to utility.

UTILITY ROOM

uPVC double glazed door to garden. Spotlights. Wall and base units. Door to garage.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Doors leading to:

BEDROOM ONE 3.53m x 5.03m (11'7 x 16'6)

Max

uPVC double glazed window to front elevation. Radiator. Built in cupboard. Coving. Door to en-suite.

EN-SUITE

uPVC double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, wash hand basin and walk in shower with rainfall shower head. Tiled walls.

BEDROOM TWO 4.37m x 3.56m (14'4 x 11'8)

uPVC double glazed window to rear elevation. Radiator. Coving.

BEDROOM THREE 2.24m x 3.58m (7'4 x 11'9)

uPVC double glazed window to rear elevation. Radiator. Built in cupboards. Coving.

BATHROOM 2.24m x 2.72m (7'4 x 8'11)

uPVC double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, walk in shower with rainfall shower head, ceramic wash hand basin with cupboard below and freestanding bath. Spotlights. Tiling to splash back areas. Wall mounted cupboard.

OUTSIDE

FRONT GARDEN

Gravelled driveway providing off road parking for three vehicles. Path to front door.

GARAGE 3.43m x 2.92m (11'3 x 9'7)

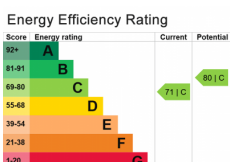
Roller shutter door. Electrical sockets.

REAR GARDEN

Spacious patio area. Mature garden. Raised artificial lawn platform.

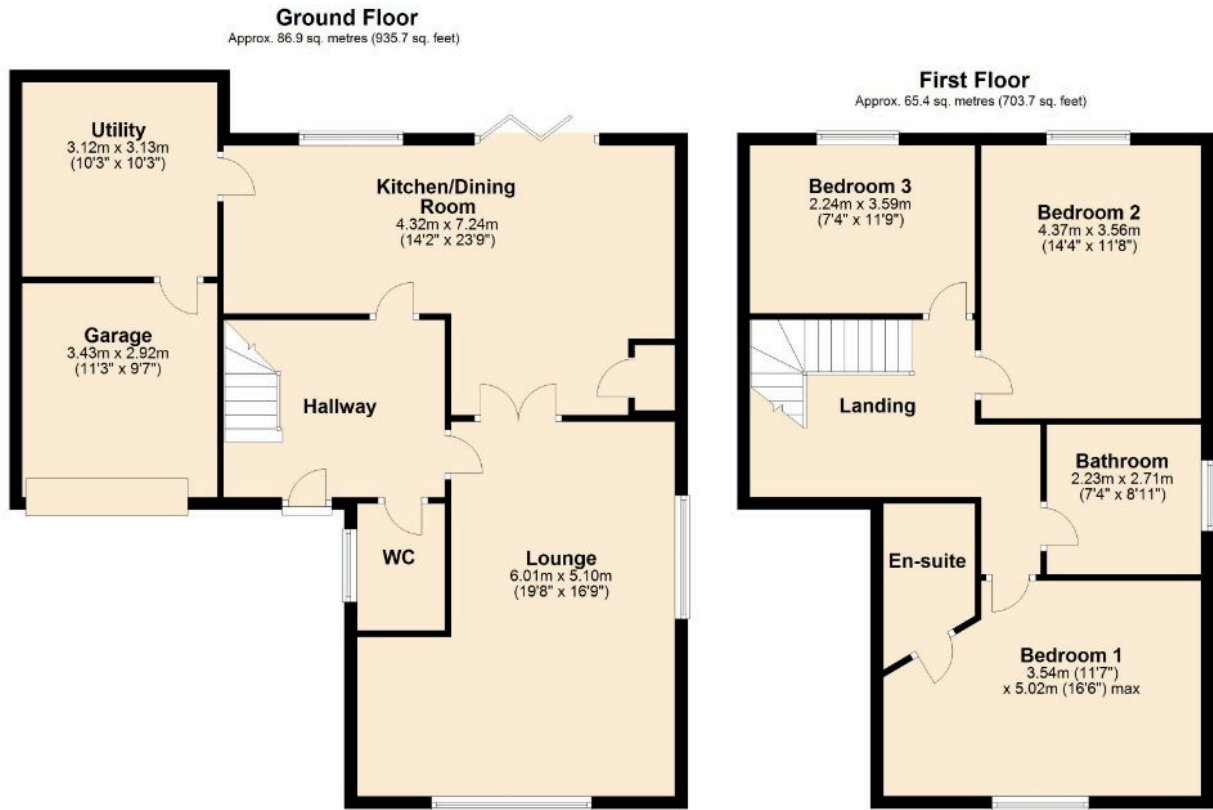
DRAFT DETAILS

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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Total area: approx. 152.3 sq. metres (1639.4 sq. feet)



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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