

12 Penfold Gardens  
Great Billing  
Northampton  
NN3 9PG

offers £450,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Oscar James are delighted to welcome to the market this four double bedroom detached, family home. Positioned on a corner plot and beautifully presented the current owners have carried out many modernisations throughout ready for the new owners to enjoy. Situated within the popular Great Billing Village there are fantastic road links within close proximity as well as many local amenities.

Upon entering the property the hall allows access to the ground floor accommodation including the generous lounge. Boasting a stunning box bay window and two sets of double doors flooding the room with natural light whilst also flowing into the dining room. The kitchen is a great size with a separate utility room. With the three rooms running across the entire rear we truly feel this space offers fantastic potential to be created into a modern open plan area. To conclude downstairs you also have the addition of a cloakroom, two storage cupboards and access into the garage.

To the first floor are four double bedrooms and the family bathroom comprising a three piece suite. The Master bedroom benefits from an ensuite shower room and three of the bedrooms boast built in wardrobes.

Externally the south facing and secluded rear garden is bordered with beautiful mature trees. Mainly laid to lawn with a large patio providing the ideal seating area. To the front is the driveway providing off road parking, access into the garage and a lawned garden.

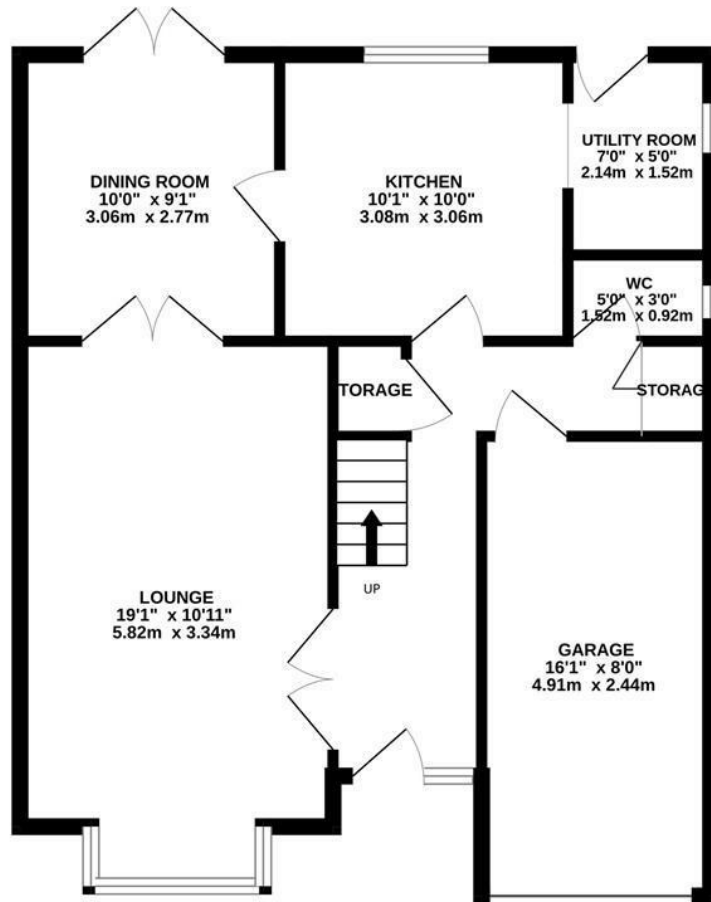
The current owner has invested substantially in upgrading the power supply to the house to three phase providing future proofing for adding a heat pump or high powered hot tub/outdoor entertainment facilities. As a result the property also has a 22kW smart EV charger with the ability to add further high powered units in the future.

With great space and in a brilliant location we highly urge a viewing at your earliest convenience to full appreciate everything this stunning home has to offer!

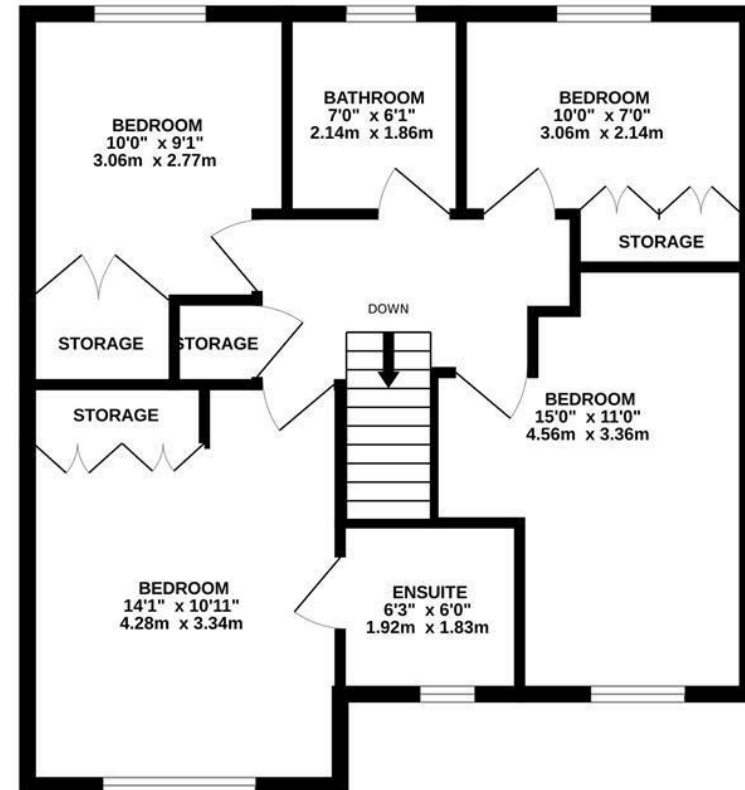
...expect excellence

# Floor Plan

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (121.9 sq.m.) approx.

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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## AT A GLANCE...



Spacious living throughout



Fitted kitchen with separate utility room



Four double bedrooms



Family bathroom, ensuite to master & downstairs cloakroom



Secluded rear garden



Driveway providing off road parking & garage





# SELLER'S SECRET

We loved modernising our home and we have invested substantially in upgrading the power supply to the house to three phase very rarely seen in a property of this size!!



*Why we like it....*

We LOVE the privacy of the garden and the fact you are so close to Riverside & Weston Favell Retail complex's

*To buy or not to buy....*

## OSCAR JAMES

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