



St Marys Court, Little Addington

£650,000

St Marys Court, Little Addington

Occupying a generous corner plot position in an exquisite village location, sits this impressive four-bedroom detached family home providing just over 2,500 square feet of accommodation.

The ground floor comprises a spacious entrance hall, living room with opening doors to the seating area in the garden, a dining room used as a cinema room by the current owners, a study overlooking the garden, and a sensational open-planned kitchen/breakfast room with an adjoining boot room and utility. Continuing to the first floor, you will find a master bedroom boasting an ensuite and a dressing room accommodating four double built-in wardrobes, a family bathroom, and three further double bedrooms - one of which hosts an additional ensuite bathroom.

Little Addington is one of the most sought-after villages in Northamptonshire, offering a variety of beautiful countryside walks and well-renowned village pubs. There is also a great nursery and primary school in the next village, and the A45, A6 and A14 are all within easy access.





Entrance Hall An abundantly spacious entrance hall with a composite door and window to front aspect, understairs storage cupboard, door to:

Living Room 17'9" x 13'7" (5.41m x 4.14m) Windows to front and rear aspect with additional French opening doors to the garden providing an abundance of natural light, and a Jetmaster open fire.

Downstairs W.C. Low-level W.C., wall-hung pedestal hand basin, chrome ladder towel rail, attractive wall and floor tiling, window to front aspect.

Dining Room 12'6" x 11'5" (3.81m x 3.48m) Window to front aspect, used by the current owners as a cinema room.

Kitchen/Breakfast Room 26'5" x 11'4" (8.06m x 3.45m) A sensational open-planned room complemented by a modern u-shaped kitchen with granite work surfaces and a range of base and wall units, three windows to the side aspects of the property, and a double opening French door into the garden.

Utility Room 12'6" x 5'11" (3.81m x 1.80m) A range of base and wall units, plumbing for appliances, stainless-steel single drainer sink unit, tiled splashbacks, and window to side aspect.

Study 7'11" x 9'19" (2.41m x 2.97m) Window to rear aspect overlooking the garden.

Gym 9'0" x 10'11" (2.74m x 3.33m) Triple French opening doors, down-lighters, access to the car port.





Stairs and Landing Spindle balustrade staircase, window to rear aspect, loft hatch, storage cupboard housing hot water cylinder. The property also benefits from an air source pump heating.

Master Bedroom 12'9" x 13'11" (3.89m x 4.24m) Large double bedroom featuring a stunning dressing room with four double built-in wardrobes, window to side aspect, door to:

Ensuite Bathroom Low-level W.C., pedestal hand wash basin, bath with chrome filler tap over, a separate shower with glass shower screen, window to side aspect.

Bedroom Two 11'7" x 10'2" (3.53m x 3.10m) Large double bedroom with a triple built-in wardrobe and additional built-in shelving units, window to front aspect, door to:

Ensuite (2) Low-level W.C., pedestal hand wash basin, chrome ladder towel rail, shower with handset on rail and sliding glass doors, Velux window above to front aspect.

Bedroom Three 13'6" x 10'5" (4.10m x 3.18m) Large double bedroom with a triple built-in wardrobe and additional built-in shelves to the side, window to front aspect.



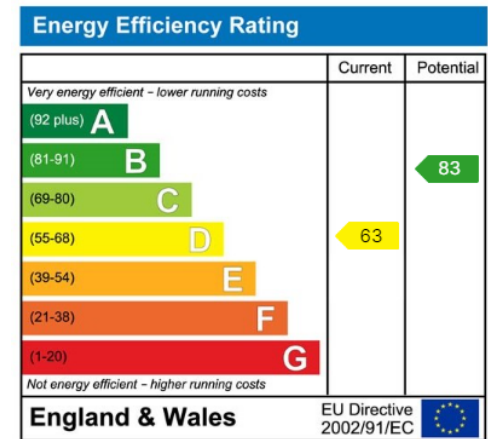


Bedroom Four 10'5" x 7'0" (3.18m x 2.13m) Window to rear aspect.

Family Bathroom Low-level W.C., pedestal hand wash basin, large walk-in shower with handset on rail and a sliding glass door.

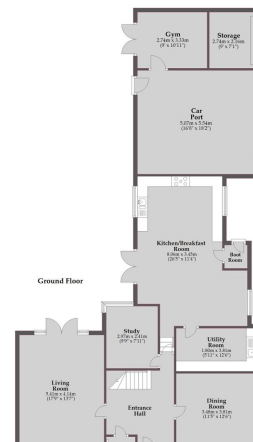


Front Garden The front garden is beautifully stocked with well-maintained plants and bushes to both the front and the side of the house, and set back to the side there is an impressive double-width carport with covered parking for two cars.



Rear Garden The rear garden offers the perfect space for outdoor seating and hosting, with a paved area leading to the top of the garden where there is an attractive patio area, summer house/shed, and access to the gym - which could easily become a second office area or room of your choice.

IMPORTANT: Natasha Bryony The Estate Agent for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony The Estate Agent has any authority to make or give any representation or warranty in relation to this property. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/bank statement. Thank you for your cooperation.





Web: www.natashabryony.co.uk

Tel: 01933 656964

Email: hello@natashabryony.co.uk

Higham Ferrers Office: 1b Wharf Road, Higham Ferrers, NN10 8BQ