



Directions

Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	84
EU Directive 2002/91/EC		



SAINTS ESTATE AGENTS
Approximate total area [®]
2039.22 ft ²
189.45 m ²
Reduced headroom
7.61 ft ²
0.71 m ²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on BICS IPMS 3C standard.
GIRAFFE360



5 Cottage Gardens, Great Billing, NN3 9YW

Offers in the region of £675,000

- Five reception rooms
- Large pantry
- Generous plot with beautifully maintained gardens, ideal for entertaining
- Additional features: gas central heating, uPVC double glazing, and a water filtration system
- Modern kitchen with Neff and Samsung appliances
- Conservatory with automatic awning
- Off-road parking and a double garage

5 Cottage Gardens, Great Billing NN3 9YW

Nestled at the end of a highly desirable cul-de-sac in Great Billing, this stunning and spacious family home spans over 3,000 square feet. The property features five reception rooms, a modern kitchen equipped with Neff and Samsung appliances, a large pantry, and an impressive conservatory with an automatic awning. The generous plot includes beautifully maintained gardens, ideal for entertaining, along with off-road parking and a double garage. Additional highlights include gas central heating, uPVC double glazing, and a water filtration system.

The ground floor layout comprises an entrance porch, hallway, WC, study, living room, dining room, conservatory, family room, kitchen breakfast room, pantry, and utility room. Upstairs, the galleried landing leads to a master bedroom with an en-suite, three additional double bedrooms, and a family bathroom.

The front of the property features a lawned garden with mature apple and plum trees, as well as a block-paved driveway offering ample parking and access to the double garage. The rear garden wraps around the home, boasting a spacious lawn, paved patio areas, mature plants, shrubs, fruit trees, and a sunken barbecue area with a summerhouse.

 4

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 4

 C

Council Tax Band: G



Hallway

Staircase rising to first floor landing, cloaks cupboard, tiled floor, radiator, glazed doors and panelled doors to all rooms.

Cloakroom/WC

Obscure double glazed window to front, heated towel rail, two piece suite comprising WC and wall mounted wash hand basin with mixer tap over and storage cupboard under, tiled floor, dado rail with wood panelling below, coving to ceiling.

Living Room

Double glazed window to front and side, radiator, coving to ceiling, tiled floor, recessed spotlights, television and telephone points.

Conservatory

Double glazed windows and doors to rear and side elevations and electronically operated awning over, radiator, two climate control air conditioning units, uPVC double glazed doors to dining room and kitchen.

Dining Room

Radiator, recessed spotlights, glazed door to hallway.

Study Room

Wood effect uPVC double glazed window to front, radiator, coving, cupboards, tiled floor.

Family Room

Coving to ceiling, recessed spotlights, tiled floor, base units with granite work surfaces over, television points.

Kitchen

Double glazed windows to rear, radiator, fitted with a range of wall mounted and base level cupboards and drawers with granite work surfaces over, recessed spotlights, tiled floor, one and a half bowl under mount stainless steel sink with mixer tap over, five ring gas hob with extractor over, fridge, steam oven, food warming drawer, microwave oven, double oven, dishwasher and samsung coffee machine, full climate control air conditioning units, tiled laminate flooring.

Utility Room

Double glazed door to side, range of wall and base units with granite work surfaces over, single bowl stainless steel sink with mixer tap over, space and plumbing for white goods, recessed spotlights, door to double garage.

First Floor Landing

Wood effect uPVC double glazed window to front elevation, radiator, coving to ceiling, access to loft space, galleried landing.

Bedroom 1

Wood effect uPVC double glazed window to rear, radiator, coving to ceiling, fitted wardrobes.

Ensuite (Bedroom 1)

Obscure double glazed window to rear, heated towel rail, four piece suite comprising corner bath with mixer tap over, shower, low level WC and wall mounted wash hand basin with mixer tap over and storage cupboard below, tiling to splash back areas.

Bedroom 2

Double glazed window to rear, radiator, coving to ceiling.

Bedroom 3

Double glazed window to rear, radiator, coving to ceiling, fitted wardrobes.

Bedroom 4

Double glazed window to rear, radiator, coving to ceiling, fitted wardrobes.

Bathroom

Obscure double glazed window to rear, heated towel rail, coving to ceiling, four piece suite comprising: double shower, low level WC, bath and pedestal wash hand basin, tiling to splash back areas, coving to ceiling.

Front Garden

Block paved driveway providing off road parking, double garage, side access gates, laid to lawn.

Double Garage

Two electric up and over doors, light and power connected, worcester boilers, water filtration units, door to utility.

Rear Garden

Southerly facing garden, mainly laid to lawn with an array of mature bedded shrubs, paved patio area with steps down to enclosed BBQ area, summerhouse with light and power connected, enclosed by a mixture of brick wall and timber panelled fencing, outside tap.