



GREENER **Country** HOUSES & COTTAGES

50 High Street, Great Houghton, Northampton, Northamptonshire, NN4 7AF

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This substantial individual modern detached two bedroomed bungalow was constructed some forty years ago by the notable Northampton architect Rex Bryan for his own occupation and stands in delightful private walled gardens which face west at the rear. The property has been part refurbished following a recent burst pipe and offers accommodation of approximately 1,685 square feet with master and guest bedroom suites, an 18' x 17' lounge which opens directly to a garden room and a separate dining room. In addition there is a kitchen, utility and cloakrooms and a detached double garage block. The property is offered with vacant possession and no upward chain.

Price £550,000 Freehold

ACCOMMODATION

ENTRANCE HALL

7'4 x 3'6

Approached through a stripped glazed door a further door leads to a central reception hall and the entrance hall also gives access to the boiler room.

RECEPTION HALL

13'10 x 8'7

Giving access to the living room and kitchen a further door opens to an inner hall leading to the bedroom accommodation and there is a door to:-

CLOAKROOM

6'0 x 5'7

With cloaks hanging area with vanity wash basin with mirror over and door to separate WC with low level close coupled cistern and window to front elevation.

LOUNGE

18'0 x 17'10

A very spacious room with an exposed brick chimney breast over an open hearth with a gas living flame fire there are wall light and TV points and an archway leads to:-

GARDEN ROOM

14'7 x 13'7

With exposed brick statement walls this room has a part vaulted ceiling with picture windows and sliding doors opening to the rear terrace and gardens.



DINING ROOM

17'9 x 11'11

A well proportioned room with sliding patio doors also opening to the rear terrace and garden. A door leads to the kitchen.



KITCHEN

13'0 x 11'10

Refitted with modern floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap over and appliances include a Neff double oven, electric hob with cooker hood over and integrated Neff dishwasher. There is a larger fridge, integrated waste bin and pan drawers and a window overlooks the side elevation. A door leads to:-



UTILITY ROOM

12'0 x 7'11 maximum

Also with fitted cabinets with laminated working surfaces and stainless steel sink unit there is plumbing for washing machine and point for tumble dryer. This room contains a shelved cupboard and has a door leading to the side garden with easy access to the double garage.



INNER HALL

8'8 x 3'8

With double doors to an airing cupboard housing the mains pressure unvented hot water cylinder and further doors leading to:-

MASTER BEDROOM SUITE

BEDROOM ONE

14'6 x 12'5

Approached through a dressing area where there is an extensive range of fitted wardrobes which continue into the master bedroom with shelving and hanging space. There is a fitted bed base and head board with side drawers and sliding double glazed doors open to the rear garden. A door leads to:-



SHOWER ROOM ENSUITE

8'4x 7'3

With a suite of integrated shower cubicle, WC with concealed cistern, vanity wash basin with cupboards under and mirror over as well as bidet and ceramic tiled flooring and walls. There is a window to the side elevation.



BEDROOM TWO

14'6 x 11'0

With a range of fitted wardrobes with shelving and drawers this room has a coved ceiling and window to front elevation. A door leads to:-



BATHROOM ENSUITE

6'1 x 5'7

With a white suite of panelled bath, pedestal wash basin and WC. There is a heated towel rail, shaver socket/light and fitted mirror. A window opens to the side elevation.

OUTSIDE

The property is approached through wrought iron gates within a high boundary wall and the gates lead to a private block paved drive with ample parking and turning space in front of the bungalow and the double garage block. There is a further area of lawn with well stocked flower borders and a side pedestrian gate leads to the rear garden.

DOUBLE GARAGE

18'6 x 18'1

Approached through an electrically operated up and over door there is a further personal door leading to the garden.

REAR GARDEN

Approached from the kitchen there is a block paved terrace enclosed within boundary walls and this leads to an aluminium framed greenhouse. The rear garden itself its approached by a block paved terrace and faces in a westerly direction laid to lawn surrounded by well stocked flower borders incorporating an ornamental pond and established small trees and shrubs including a fine specimen magnolia. The garden provides an absolute degree of privacy.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler also providing domestic hot water through a mains pressure unvented cylinder.

COUNCIL TAX

West Northants Council - Band F

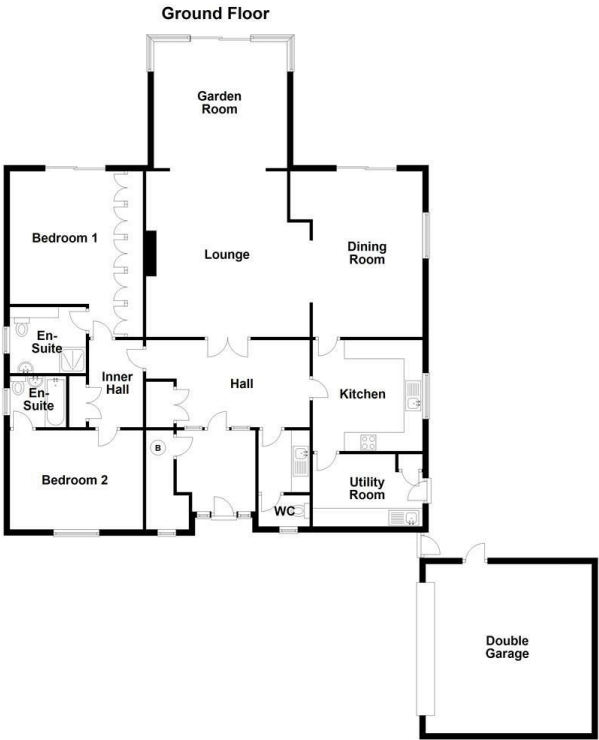
LOCAL AMENITIES

Within the village there are two Public Houses, a Church of England Church, Village Hall with Play School, WI and Recreation Ground with tennis courts. Primary education is available at Little Houghton CE Primary School with Secondary education at Wollaston Co-Educational County School. There are bus services to Northampton Town Centre. References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available.

HOW TO GET THERE

From Northampton proceed in a south easterly direction along the A428 Bedford Road to the roundabout junction with the A45 Nene Valley Way. Take the third exit, signposted towards Bedford, continuing along the A428 into open countryside. Take the right hand turning where signposted into Great Houghton and proceed into the village along the High Street. Continue up the hill, passing the White Hart Public House on your left hand side and the property can be found a short distance up the road on the right hand side just before the turning to Willow Lane.

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Not to scale. For illustrative purposes only