



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES

11 Bramble Close, Great Billing, Northampton, NN3 9GF



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This very well presented modern three storey four bedroomed house at the end of a quiet cul de sac adjacent to an area of pocket park woodland. The accommodation includes three reception rooms together with an 18' long kitchen/breakfast room, a master bedroom with shower room ensuite, family bathroom and two cloakrooms. Externally there is an attached double garage with parking and turning space to the front and there is a south east facing low maintenance rear garden offering a high degree of privacy. The property is offered with no upward chain.

Price **£475,000 Freehold**

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

**11'6 x 5'10**  
Approached through a composite front door the hall contains the stairs rising to the first floor and there are moulded panel doors to leading to:-

DINING ROOM

**11'5 x 10'5**  
A well proportioned room with a two casement window to the front elevation.



STUDY

**8'2 x 7'8**  
With under stairs storage cupboard and two casement window to front elevation.

KITCHEN/BREAKFAST ROOM

**18'3 x 10'10 maximum**  
A light and spacious room with french doors opening to the rear garden from the breakfast area, the kitchen is fitted with floor and wall cabinets with laminated working surfaces incorporating one and a half bowl stainless steel sink unit and there is a low level oven with four place stainless steel gas hob over and cooker hood. The built in appliances include the Zanussi automatic dishwasher, the larder fridge and freezer. A door leads to:-



UTILITY ROOM

**7'6 x 5'6**  
With further floor cabinets and a stainless steel sink unit, there is plumbing for an automatic washing machine, a door to the rear garden and a further door to:-

CLOAKROOM

**6'3 x 3'2**  
With a white suite of pedestal wash basin and WC.

FIRST FLOOR

LANDING

**9'10 x 8'4**  
With a walk in linen cupboard and separate airing cupboard housing the hot water cylinder, the stairs rise to the second floor and double leaf doors lead to:-

LOUNGE

**22'10 x 13'3**  
A very spacious through room with casement windows to the front elevation, french doors opening to the a Juliet balcony overlooking the garden to the rear. TV point.

BEDROOM FOUR

**10'6 x 8'1**  
With french doors opening to a Juliet balcony to the front elevation overlooking Bramble Close and the woodland beyond.

SEPERATE WC

**7'8 x 4'4**  
With a white suite of wash basin and WC and with a window to the rear elevation.

SECOND FLOOR



LANDING

**13'2 x 6'2**  
With roof void access hatch and doors giving access to:-

MASTER BEDROOM SUITE

BEDROOM ONE

**13'1 x 10'2**  
With a four casement window to the rear elevation overlooking the garden and woodland beyond, built in wardrobes with shelving and hanging space and a door leads to:-



SHOWER ROOM ENSUITE

**7'11 x 4'9**  
With a white suite of integrated shower with folding door, pedestal wash basin and WC. Shaver socket and two casement window to the rear.

BEDROOM TWO

**13'4 x 10'4**  
Another spacious double room with a built in wardrobe with shelving and hanging space and casement window to the front elevation.



BEDROOM THREE

**10'6 x 8'2**  
With two casement window to the front elevation.



BATHROOM

**8'0 x 5'9**  
With a white suite of panelled shower bath with glazed screen, pedestal wash basin and WC. There are ceramic tiled splash areas and two casement window.



OUTSIDE

The approach along Bramble Drive leads to a private tarmac parking and turning space in front of the attached double garage. The front garden is well stocked with mature shrubs and a pedestrian pathway leads along the side of the house to the rear garden.

DOUBLE GARAGE

**17'7 x 17'5**  
Approached by twin up and over doors there are light and power connections and a personal door leads to the rear garden.

REAR GARDEN

Approached by an Indian stone terrace where there is external water tap and external lighting this large expanse of terracing leads onto a gravelled terrace which itself is bounded by close boarded fencing with a number of small mature trees and shrubs. The garden faces in a south easterly direction and offers a high degree of privacy in the summer months.

SERVICES

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

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

The property is conveniently located for access to the West Favell shopping centre and the old villages of both Little and Great Billing. There is a primary school in Great Billing with secondary education available at the Northampton Academy, there are both Roman Catholic and Church of England Churches.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A4500 Wellingborough Road passing Abington Park through Weston Favell. At the traffic light junction with Booth Lane South continue straight on past Westone and then straight on through the traffic light turnings to the Weston Favell shopping centre. Carry on through the next two mini roundabouts along the A4500 with the Northampton Academy on the left hand side. Take the next right turn into Wildacre Drive and then turn right into Bramble Close following the road down the hill and then bear left and proceed to the end of the close where the property stands directly ahead.

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