



# Orchard Hill

Little Billing, Northampton

oriordanbond  
SALES & LETTINGS



## Orchard Hill

Little Billing  
NN3 9AG

Price  
£550,000

**A fantastic opportunity to purchase this outstanding family home, situated in the heart of Little Billing, with a one bedroom annexe and no onward chain.**

Large entrance hall, cloakroom/WC, sitting room with French doors to the garden, dining room, modern fitted kitchen/breakfast room and large conservatory. Additionally to the ground floor is an annexe bedroom with shower room off, cloakroom/WC and annexe reception room. To the first floor is a galleried landing with study area, four generous size double bedrooms with ample storage and ensuite to the master and a family bathroom. Externally there is a good size rear garden with multiple patio areas and feature home bar. To the front is ample off road parking for eight cars on a private drive. Further benefits include gas radiator heating and uPVC double glazing. (B/2110/L)

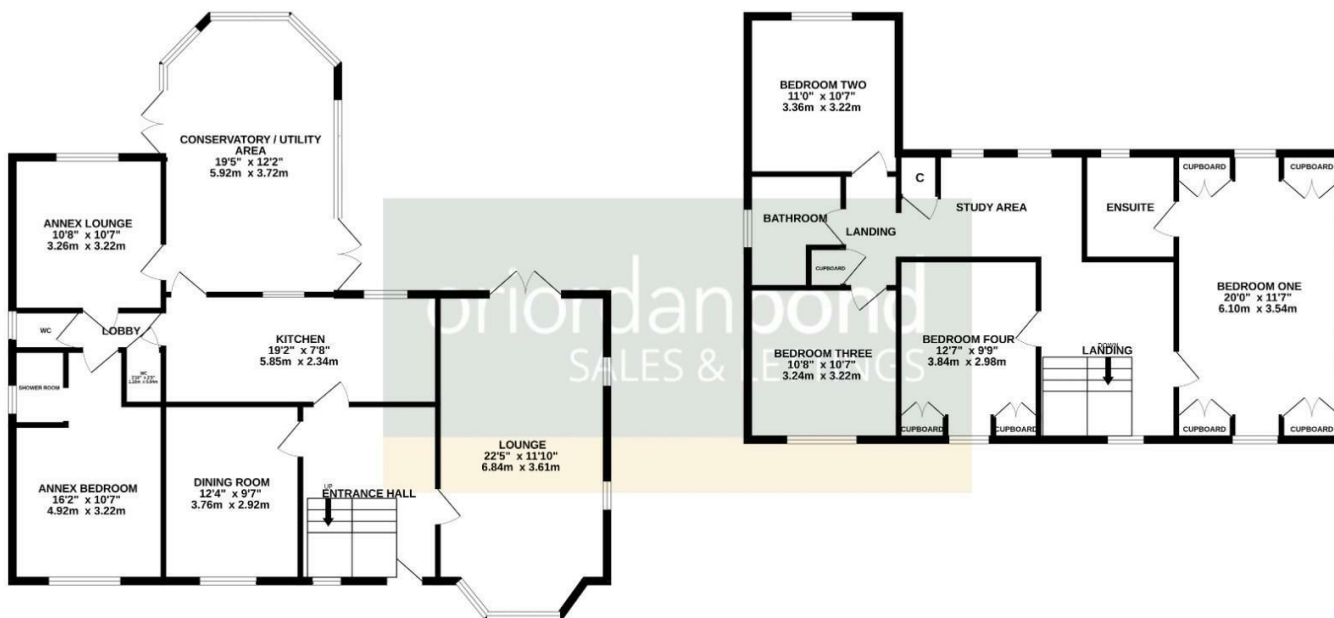
- Four bedroom detached residence
- One bedroom annexe with reception and shower room
- En-suite to master bedroom
- Separate reception rooms and conservatory
- Good size enclosed rear garden
- Ample off road parking





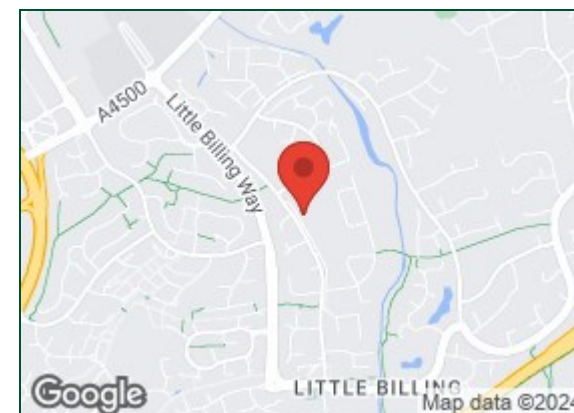
GROUND FLOOR  
1177 sq.ft. (109.3 sq.m.) approx.

1ST FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 2110 sq.ft. (196.1 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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**Additional information**

- Council Tax Band: E
- Energy Efficiency Rating: C

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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