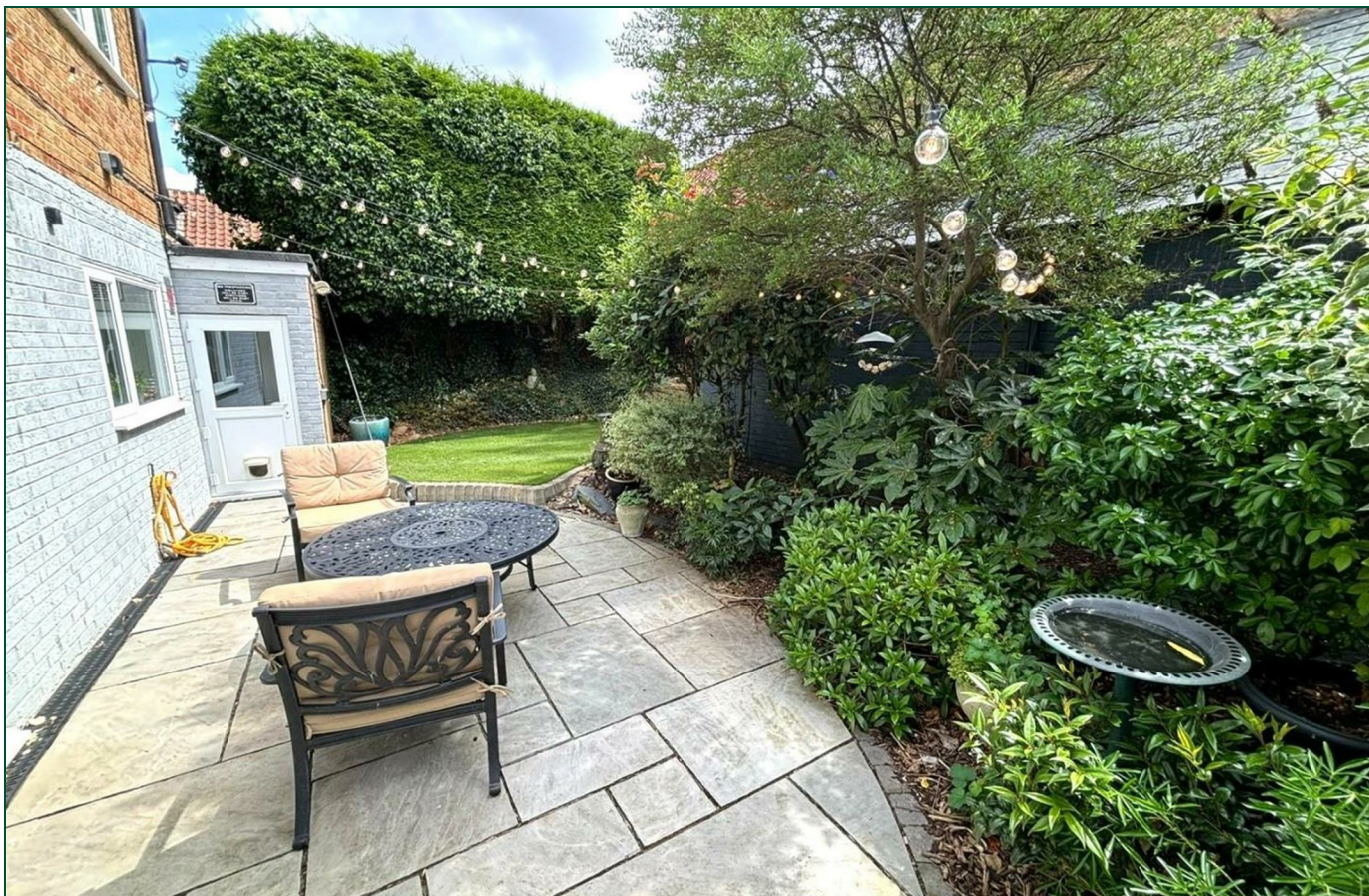




# Church Walk

Great Billing Village, Northampton

oriordanbond  
SALES & LETTINGS



## Church Walk

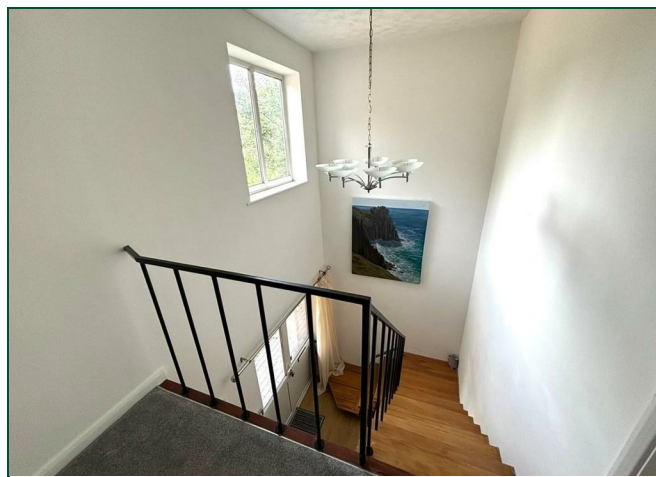
Great Billing Village  
NN3 9ED

Price  
£450,000

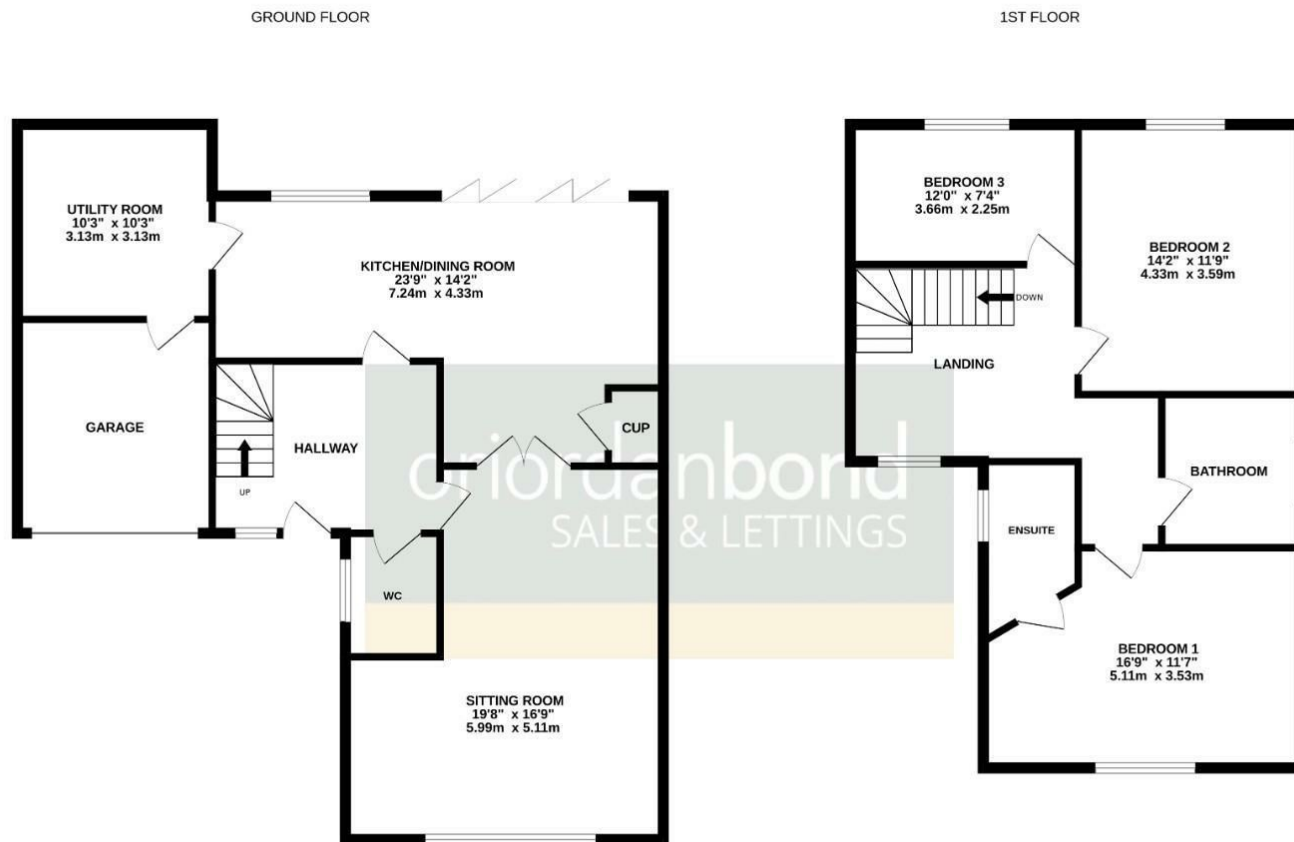
A rarely available three double bedroom detached family home situated within the desirable village of Great Billing. The property is presented in immaculate condition throughout and offers great size modern living accommodation. The property is located close to the popular public house 'The Elwes Arms' and also provides good access to Weston Favell Shopping, many local schools and nearby Billing Aquadrome.

This outstanding home comprises of a grand entrance hall, cloakroom/WC, large sitting room, modern fitted kitchen/dining room with bi-folding doors and access to a utility room. To the first floor is a galleried landing, three double bedrooms with master en-suite and a further four-piece family bathroom with feature free standing bath tub. Outside is a gravelled driveway to the front providing ample off road parking leading to a garage. To the rear is a landscaped low maintenance garden with paved patio seating area and raised artificial shaped lawn screened by mature trees offering suitable privacy. Further benefits include uPVC double glazing and gas radiator heating. (A/1506/S)

- Rarely available three bedroom detached home
- En-suite to master bedroom
- Fitted kitchen/dining room with bi-fold doors
- Gas radiator heating
- Private landscaped rear garden
- Ample off road parking and garage







TOTAL FLOOR AREA : 1506sq.ft. (139.9 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: F
- 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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