GREENER Country HOUSES & COTTAGES

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80 Worcester Close, Little Billing, Northampton, NN3 9GD

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Attractive modern four bedroomed detached family house standing on an elevated corner plot, private largely walled gardens and detached double garage. The interior includes three reception rooms, a kitchen, utility room and cloakroom and on the first floor there are four bedrooms, the master with a dressing room and shower room ensuite. The property has the benefit of some new carpets, however, requires some internal upgrading and redecoration and is available with vacant possession and no upward chain.

Price £375,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
8'6 x 3'1
Approached through a composite front door the hall has a fitted mat well and window to the side elevation and gives access to:-

STUDY
10'0 x 5'8
With LTV flooring and a coved ceiling there is a two casement PVCU window to the front elevation.

CLOAKROOM
5'3 x 3'3
With a white suite of pedestal wash basin and WC.

RECEPTION HALL
10'1 x 5'10
Housing the winding staircase rising to the first floor and also with an understairs storage cupboard. Moulded panel doors lead to:-

LOUNGE
18'6 x 11'3
Fitted with a new carpet this room has a coved ceiling and an open hearth fireplace with a marble hearth and mantle surround. There is a four casement window to the front elevation and French doors open to the rear terrace and garden.

DINING ROOM
9'11 x 8'10
With a coved ceiling and two casement window to the rear.

KITCHEN
12'0 x 10'0
Fitted with oak fronted floor and wall cabinets with laminated working surfaces and stainless steel sink unit. There is a Lamona low level oven with four place gas hob over and a fitted cooker hood. There is plumbing for automatic dishwasher and space for a fridge and a three casement window overlooks the rear garden. A door leads to:-

UTILITY ROOM
6'4 x 5'3
With further floor mounted unit with stainless steel sink and plumbing for washing machine as well as space for a tumble dryer. A cupboard houses the Megaflo hot water cylinder and there is a door to the side terrace and garage.

FIRST FLOOR

LANDING
11'0 x 3'7
With roof void access hatch and doors to:-

MASTER BEDROOM SUITE

BEDROOM ONE
12'5 x 9'1
With a coved ceiling and three casement window to the rear elevation. An archway leads to:-

DRESSING ENSUITE
9'0 x 3'10 minimum
With a walk in dressing closet with shelving and hanging space there is also a hatch to the eaves storage and a window to the front elevation. A door leads to:-

SHOWER ROOM ENSUITE
6'10 x 5'10
Comprising an ivory suite of pedestal wash basin and WC and ceramic tiled Mira shower cubicle. There is a shaver socket and window to the side elevation.

BEDROOM TWO
11'10 x 8'6 maximum
With built in wardrobe with shelving and hanging space and three casement window to the rear.

BEDROOM THREE
11'4 x 6'4
With two casement window to the front elevation.

BEDROOM FOUR
8'11 x 7'8
With coved ceiling and two casement window to the rear elevation.

FAMILY BATHROOM
8'10 x 5'11
With an ivory suite of panelled bath with mixer tap/shower attachment and glazed screen, pedestal wash basin and WC.

OUTSIDE
The property stands back from the road behind an open plan front garden laid to lawn with established shrub borders and the private tarmac drive leads to the detached double garage block.

DOUBLE GARAGE
16'7 x 16'3
Approached through twin up and over doors with light and power connections there is a personal door to the side terrace where there is an external water tap and a gate leading to the front garden.

REAR GARDEN
Approached by a paved terrace the rear garden is largely laid to lawn bounded by well stocked flower borders containing a variety of mature shrubs and trees including a Cedar of Lebanon and Laurel. The garden is partly walled and the remainder close boarded fencing and faces in a south easterly direction giving a high degree of privacy.

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

COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMENITIES
The Weston Favell Shopping Centre incorporating Tesco Superstore, lies approximately half a mile distant and Weston Favell Health Centre and Pharmacy. Schooling is provided for at Northampton Academy, The School for Boys on the Billing Road and Weston Favell Upper School in Booth Lane South with lower schooling at Weston Favell CE Primary School.

HOW TO GET THERE
From Northampton town centre proceed in an easterly direction along the A4500 Wellingborough Road through Weston Favell to the Weston Favell shopping centre. On passing the centre take the right hand turning into Little Billing Way and then turn first left into Fish Ponds Road. Follow Fish Ponds Road and then take the second turning left into Worcester Close where the property stands on the right hand side.

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Not To Scale. For Illustrative Purposes Only.