



GREENER **Country** HOUSES & COTTAGES



2 Oak Tree Close Orchard Hill, Little Billing, Northampton, NN3 9BA

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This spacious three bedroomed detached bungalow was constructed in 2010 in a select cul de sac of only five properties and stands in private landscaped gardens on the outskirts of Little Billing. The interior extends to approximately 1,400 square feet of accommodation providing two stylish reception rooms, a 22 foot long kitchen/breakfast room, utility room, bathroom and master bedroom with shower room ensuite. Externally there is a double garage and private driveway parking.

Price **£450,000 Freehold**

ACCOMMODATION

RECEPTION HALL

12'10 x 9'9

With a composite front door the central hall has oak laminate flooring and an inner hall leading to the kitchen and there is a cloaks cupboard. Further doors give access to:-



LOUNGE

19'5 x 14'7

A light and spacious room with a corniced ceiling and composite fire suite, PVCU French doors open to the rear terrace and garden and there is open plan access to:-

DINING ROOM

13'0 x 10'1

Also with a corniced ceiling and PVCU French doors to the rear terrace and garden. A further door leads to the kitchen.



KITCHEN/BREAKFAST ROOM

22'0 x 12'0

A very well proportioned room, the kitchen is fitted with high gloss floor and wall cabinets with Corian work surfaces incorporating a one and a half bowl sink unit and four place electric hob with stainless steel/glass cooker hood over. There is an integrated dishwasher, mid level oven and eye level microwave as well as vertical storage cupboards and integrated fridge and freezer. The kitchen area has an island unit and there is a dining area with window overlooking the rear garden.



UTILITY ROOM

10'9 x 5'5

With floor and wall cabinets, stainless steel sink unit, boiler cupboard, further shelved cupboard, ceramic tiled flooring and plumbing for an automatic washing machine. A door opens to the rear.

INNER HALL

Housing the airing cupboard with hot water cylinder and roof void access hatch, there are moulded panel doors leading to:-



MASTER BEDROOM SUITE

BEDROOM ONE

13'0 x 11'10

With built in wardrobes with shelving and hanging space as well as shoe rack, this room has a three casement window overlooking the courtyard garden and a door to:-



SHOWER ROOM ENSUITE

6'4 x 5'10 minimum

With glazed ceramic tiled shower suite with Bristan height adjustable shower, half counter top wash basin with cupboards and drawers under and WC with concealed cistern. There is ceramic tiled splash areas, vertical heated towel rail and window to side elevation.



BEDROOM TWO

14'0 x 10'10

With a two casement window to the front elevation.



BEDROOM THREE

12'4 x 9'1

With a two casement window to the front elevation.

BATHROOM

8'9 x 6'8

Fitted with a white suite of panelled bath with shower over and glazed screen, half counter top wash basin with cupboards under and WC with concealed cistern. There are ceramic tiled splash areas and vertical heated towel rail.

OUTSIDE

The property is approached by a private gravelled drive giving parking space in front of the double garage adjacent to which is a pedestrian gate opening to the courtyard garden on one side of the property and a further gate gives access to the south facing principal garden.

DOUBLE GARAGE

With twin electrically operated up and over doors, light and power connections and a personal door to the courtyard garden.

COURTYARD GARDEN

Standing between the garage and the property and laid to Indian limestone and incorporating an Alfresco dining area and bounded by well stocked flower and shrub borders and close boarded fencing. A pathway leads along the rear of the bungalow to the main garden area.

GARDEN

Facing in a southerly direction and approached by an Indian limestone terrace with steps down to a further gravelled terrace which is surrounded by well stocked flower and shrub borders with a variety of mature roses and flowering shrubs, the whole bounded by close boarded fencing and giving an excellent degree of privacy.



SERVICES

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

COUNCIL TAX

West Northamptonshire Council - Band E

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 a north easterly direction along the A4500 Wellingborough Road passing through Abington with Abington Park on the right hand side. Continue out of the town towards Weston Favell and on passing the Weston Favell shopping centre on the left hand side continue straight on at the roundabout to the next roundabout junction with Little Billing Way. Turn right into Little Billing Way and take the second turning left into Fishponds Road and immediately right into Orchard Hill. Follow the road down the hill and turn left into the slip road which then gives access to Oak Tree Close on the left hand side. Proceed into Oak Tree Close where the property stands on the left.

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