

NEW INSTRUCTION



GREAT HOUGHTON

High Street, Great Houghton, NN4 7AF



DAVID COSBY
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Total GIA Exc. Outbuildings | Approx. 94 sqm (1012 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- Desirable village location
- Three-bedroom property
- Good size rear garden extending to 220ft
- Two reception rooms
- Wood burning stove
- Family bathroom
- Detached brick building with 2 offices

Description

This attractive semi-detached home is situated within the village of Great Houghton, set back from the High Street in an elevated position behind a generous front lawn and stone retaining wall. The house has a traditional red-brick exterior beneath a tiled roof, with the main entrance to the side, sheltered by an oak-framed porch.

The accommodation extends to approximately 94 sq m / 1,012 sq ft and includes an entrance hall, sitting room, dining room and kitchen on the ground floor, with three bedrooms and a modern family bathroom above. The principal reception areas have limestone flooring, exposed brickwork and good natural light, with the sitting room also featuring a wood-burning stove, underfloor heating and air conditioning.

To the rear is a generous garden extending to approximately 220 ft, with a paved patio, lawn and established planting. A detached brick-built outbuilding provides two office rooms and a storage area, offering useful space for home working, hobbies or storage.

AN ATTRACTIVE THREE-BEDROOM VILLAGE HOME IN GREAT HOUGHTON, WITH TWO RECEPTION ROOMS, A 220 FT REAR GARDEN AND A DETACHED BRICK-BUILT OUTBUILDINGS



The Property

Entrance Hall

The property is approached via a slatted oak side entrance door, set within bullnose brick reveals and sheltered by an oak-framed porch with a dual-pitched slate roof. The entrance hall has exposed facing-brick walls and limestone floor tiles, which continue through to the sitting room. A straight-flight timber staircase, fitted with cut-pile carpet and rising to an upper quarter landing, leads to the first-floor accommodation. There is a useful two-door cupboard providing storage for coats and shoes. Natural light is provided by a single window overlooking the rear patio, with recessed spotlights providing additional lighting. A six-panel door leads through to the kitchen, while an open connection gives access to the sitting room.

Sitting Room

The sitting room is positioned to the front of the property, with a two-unit window overlooking the front garden and providing good natural light. A central fireplace forms the main focal point of the room, constructed in exposed facing brick and incorporating a cast-iron wood-burning stove set on a natural slate hearth, with an oak beam above. Limestone floor tiles continue through to the dining room and benefit from electric underfloor heating. Additional heating is provided by a vertical column radiator, and the room also benefits from air conditioning.

Dining Room

The dining room is also positioned to the front elevation and has a large two-unit window, providing good natural light. The chimney breast features exposed facing brickwork, complementing the limestone floor tiles which continue from the sitting room and incorporate underfloor heating. Newly installed cabinetry provides useful storage and a bar area, while an opening connects the dining room with the kitchen.

Kitchen

The kitchen overlooks the rear garden and patio, with a large window providing natural light and a solid oak stable door, with glazed upper section, giving direct external access. It is fitted with a range of good-quality base and wall units, complemented by oak work surfaces. Additional storage is provided by an understairs cupboard adjacent to the rear door. Integrated appliances include a five-burner gas hob with brushed chrome extractor above, together with a built-in double electric oven. Recessed spotlights provide artificial lighting.





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The Property

First Floor Landing

The galleried first-floor landing is fitted with cut-pile carpet, which continues through to the bedrooms. A window overlooks the rear garden and patio, providing natural light. White six-panel doors lead to the bedrooms and bathroom, and a slatted timber hatch provides access to the roof void.

Master Bedroom

The principal bedroom is positioned to the front left-hand side of the property and has a three-unit casement window overlooking the front garden. Timber panelling has been fitted to the gable wall, adding detail and texture to the room. There is also a large two-door wardrobe with shelving and hanging rail.

Bedroom Two

Bedroom two is a well-proportioned double room, with a three-unit window overlooking the front garden. A useful built-in cupboard provides slatted pine shelving and also houses the modern combination boiler.

Bedroom Three

Bedroom three is a well-proportioned single bedroom, with a two-unit window overlooking the patio and rear garden. A large two-door wardrobe provides fitted hanging space.

Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a wash hand basin with mixer tap, set within a three-door vanity unit; a P-shaped bath with chrome mixer tap, rainfall shower and additional hand-held attachment, with hinged glass screen; and a contemporary WC with concealed cistern, set within a matching low-level unit with side cupboards. The walls are finished with large-format grey ceramic tiles, with matching ceramic floor tiles. Recessed spotlights provide artificial lighting, and mechanical extract ventilation has been installed. Heating is provided by a contemporary towel rail.



Grounds

Front Aspect

The property occupies an elevated position, set well back from High Street behind a stone retaining wall and a good-sized front lawn. Steps lead up to a pathway, which continues to the main side entrance and through to the gated rear garden.

Rear Garden

The rear garden extends to approximately 220 ft and is laid mainly to lawn, with established trees and shrubs providing structure and maturity. A patio area immediately to the rear of the property provides space for outdoor seating and access to the detached brick-built office building.

Outbuilding

The property benefits from a detached brick-built outbuilding, currently arranged as two office rooms with a separate storage area. This provides useful ancillary accommodation, well suited to home working, hobbies or additional storage, subject to individual requirements.

Thinking of Selling?

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Location

Great Houghton is an attractive village positioned on the elevated southern slopes of the Nene Valley, close to Northampton. The village is well placed for commuting, with access to Northampton town centre, the M1 motorway and Northampton railway station, which provides direct services to London Euston.

The spire of the Church of St Mary the Virgin forms a notable local landmark, and the village has two traditional public houses, together with a village hall and an active community setting. Primary schooling is available in nearby Little Houghton, with secondary and independent schooling options available in Northampton and the surrounding area, including Northampton School for Boys, Northampton Academy, Wellingborough School, Northampton High School and Quinton House School.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Mains Electricity, Water, Gas, and Drainage

Heating: Central heating via gas fired boiler. Air Conditioning to Sitting Room

Council Tax Band: Band B **EPC Rating:** TBC

Broadband: Ultrafast available with up to 1800Mbps Download

Agent Note:

It is understood that adjoining properties may have a right of way to the steps within the front garden. Buyers should make their own enquiries through their legal advisers.

Important Notice

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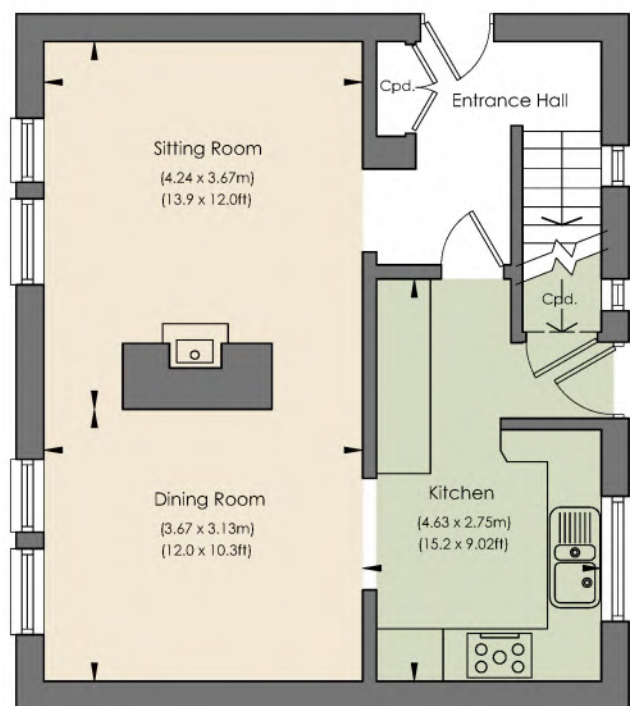
High Street, Great Houghton, NN4 7AF

Approximate GIA (Gross Internal Area) Exc. Outbuildings = 94 sqm (1012 sqft)

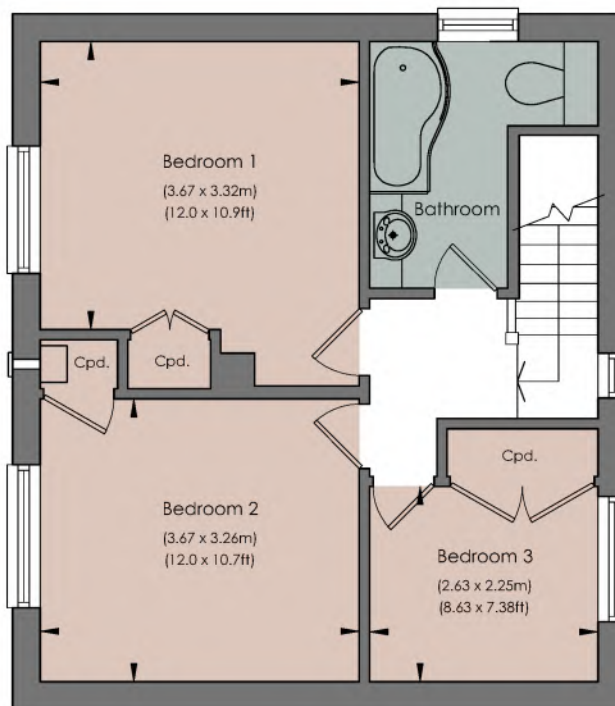


David Cosby Chartered Surveyors & Estate Agents

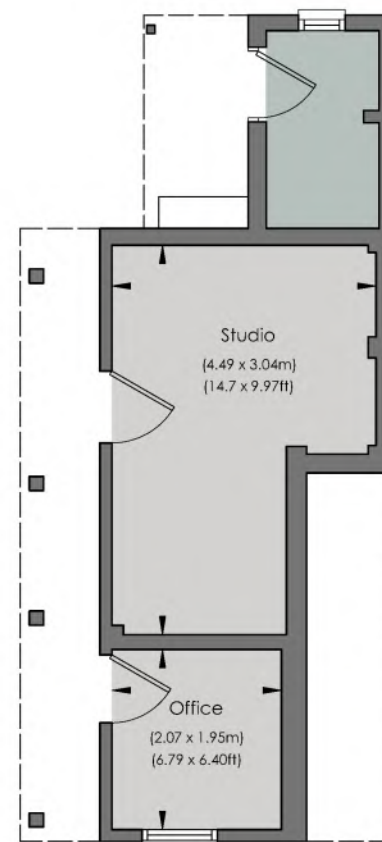
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 47 sqm (506 sqft)



FIRST FLOOR GIA = 47 sqm (506 sqft)



OUTBUILDINGS GIA = 19 sqm (204 sqft)

(Position and Orientation Not Relative)



GREAT HOUGHTON

01604 979628

enquiries@davidcosby.co.uk
www.davidcosby.co.uk



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MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01604 979628

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