

**35 Russet Drive
Little Billing
NORTHAMPTON
NN3 9TF**

£450,000



- **DETACHED FAMILY HOME**
- **TWO RECEPTION ROOMS**
- **EN-SUITE TO MASTER BEDROOM**
- **ENCLOSED REAR GARDEN**
- **GAS RADIATOR HEATING**

- **FOUR BEDROOMS**
- **LARGER THAN AVERAGE DOUBLE GARAGE**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES**
- **UPVC DOUBLE GLAZING THROUGHOUT**
- **ENERGY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This well-presented family home is conveniently located within easy reach of local schools and amenities. The accommodation comprises an entrance hall, cloakroom, a dual-aspect lounge featuring a log burner, a kitchen fitted with a range-style electric oven and gas hob, and a separate dining room, all to the ground floor.

To the first floor are four bedrooms, including a master bedroom with en-suite, along with a modern family bathroom.

Externally, the property benefits from an enclosed, split-level rear garden. To the front, there is a block paved driveway providing parking for several vehicles and a larger than average double garage with an electric door.

Additional features include uPVC double glazing and gas radiator heating throughout.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs rising to first floor, tiled flooring, under stairs storage cupboard, doors to cloakroom, lounge, dining room and kitchen.

Lounge

13'10" x 15'5" (4.23 x 4.7)

Window to front aspect, windows and French doors leading to rear garden, wooden flooring, fireplace with log burner.

Kitchen

18'0" max x 12'4" max (5.49 max x 3.76 max)

L shaped kitchen fitted with a range of wall and base level units with work surfaces over, fitted range cooker style double oven and hob with extractor over, sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for dishwasher, space for fridge/freezer, breakfast bar, splash backs, window to rear aspect, door leading to rear garden.

Dining Room

9'3" x 11'4" (2.84 x 3.47)

Window to front aspect.

Cloakroom

Fitted with a two piece suite comprising low level WC, hand wash basin, window to side aspect.

First Floor

Landing

Gallery landing with window to front aspect, loft access, airing cupboard, doors to all rooms.

Bedroom One

13'11" x 8'7" (4.26 x 2.63)

Window to rear aspect, door to en suite.

En Suite

Three piece suite comprising low level WC, wall mounted corner sink, double shower cubicle with electric shower over, full height tiling to all walls, chrome towel radiator, extractor fan, obscured window to rear aspect.

Bedroom Two

10'4" x 9'10" (3.15 x 3.01)

Fitted wardrobes, window to rear aspect.

Bedroom Three

6'11" x 11'5" (2.13 x 3.48)

Window to front aspect.

Bedroom Four

6'7" x 11'1" (2.02 x 3.38)

Window to front aspect.

Family Bathroom

Fitted with a three piece suite comprising low level WC, vanity unit with inset sink, shower bath with fitted shower over, full height tiling to all walls, tiled flooring, obscure window to side aspect.

Externally**Front Garden**

Block paved driveway providing parking for several vehicles leading to large double garage.

Double Garage

17'5" x 17'4" (5.31 x 5.3)

Extended to the front. Power and light connected, electric garage door.

Rear Garden

Two tier garden laid to patio and artificial lawn, decked area, enclosed by timber fencing, gated side access, outside water tap.

Agents Notes

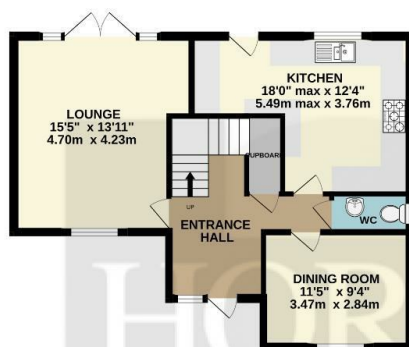
Council Tax Band: E







GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



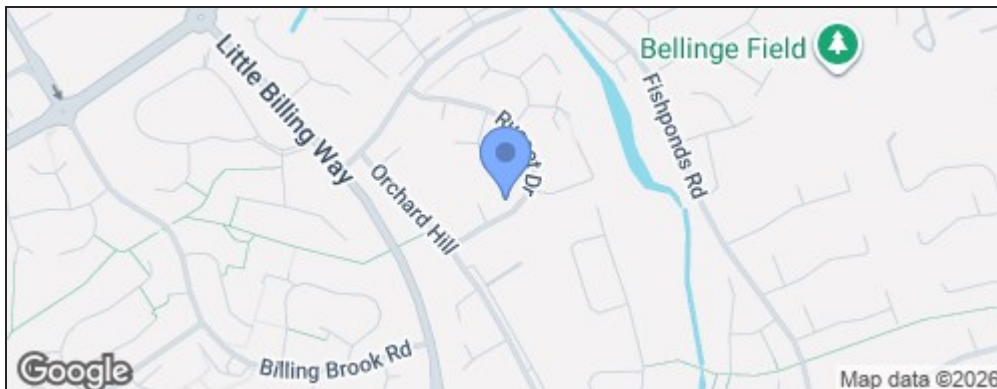
1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.