



# Orchard Hill

Little Billing, Northampton

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SALES & LETTINGS



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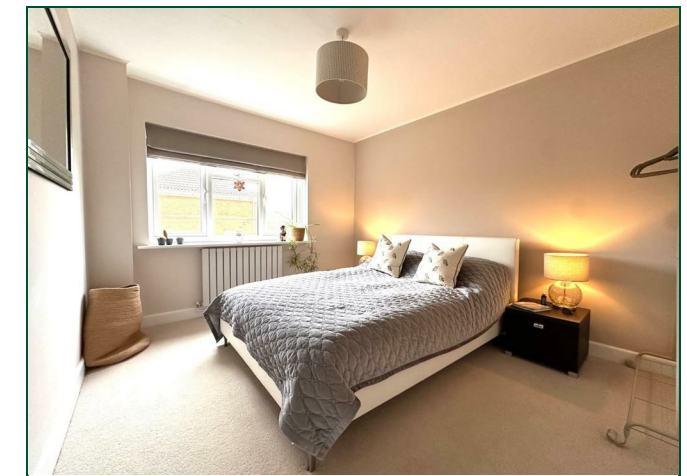
Little Billing  
NN3 9AG

Guide Price  
£535,000

Perfectly positioned in an extremely sought after location of Little Billing, offered to the market in show home condition, is this four bedroom detached home with detached double garage. This home is in exceptional condition throughout and has been modernised by the current owners including Karndean flooring throughout the ground floor, stunning log burner in the living room, newly fitted windows and doors and must be viewed to be appreciated.

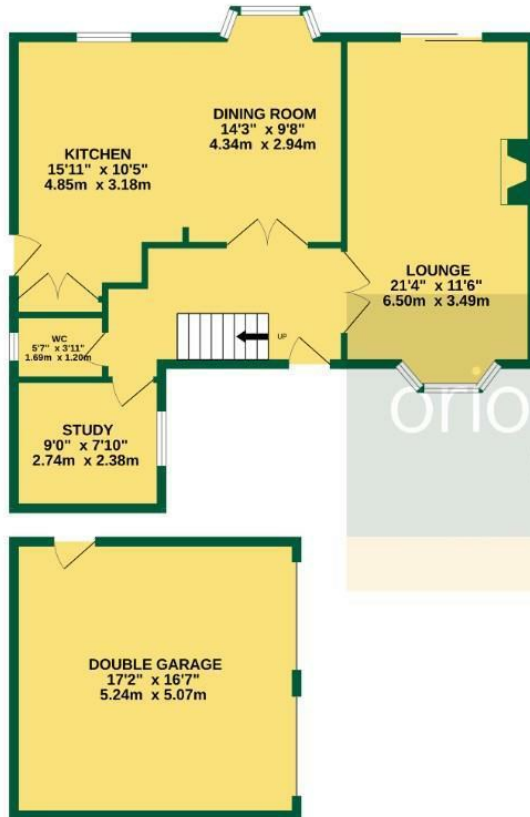
The accommodation comprises entrance hall, cloakroom/WC, home office/playroom, sitting room with dual aspect and a modern fitted kitchen with integrated appliances open plan to the dining room. To the first floor are four double bedrooms all decorated beautifully, an en-suite shower room to the master bedroom and a re-fitted four-piece family bathroom suite. Externally, to the front is off road parking and access to a detached double garage. The rear garden is well established with mature trees and shrubs, mainly to lawn with paved patio area and pergola with a mature grape vine forming a stunning natural canopy. Further benefits include newly fitted uPVC double glazing and gas radiator heating. (A/1704/M)

- Four double bedroom detached family home
- En-suite to master bedroom
- Separate reception rooms
- Fitted kitchen and re-fitted four-piece bathroom
- Established rear garden
- Driveway and detached double garage

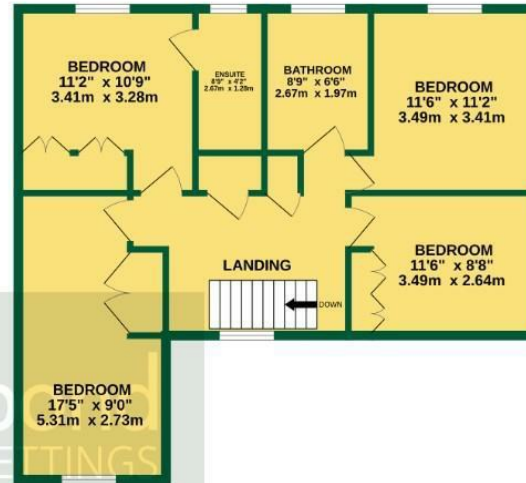




GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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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