



73 Cherry Hill, Old, Northamptonshire, NN6 9EN

HOWKINS &
HARRISON

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Northamptonshire, NN6 9EN

Guide Price £635,000

A fine example of a modern four bedroom detached double fronted house, built around 2000, on a small development in a sought after location. Occupying a prominent corner position the property offers accommodation over two floors, a good sized entrance hall, three reception rooms and a kitchen/breakfast room, four bedrooms with a dressing room area to the master, which we understand was originally designed to accommodate a fifth bedroom and if required could easily be adapted. Two bedrooms have en-suite's, gardens surrounding the house with ample parking for several vehicles.

Features

- Modern four bedroom house
- Sitting room & family room
- Study & cloakroom
- Kitchen/breakfast room & utility
- Master bedroom with dressing room area & en-suite
- Guest bedroom with en-suite
- Double garage & ample parking driveway
- Prominent corner plot
- Convenient village location
- Energy Rating- D



Location

The village of Old is situated between the A43, Kettering Road and the A508, Market Harborough Road, approximately nine miles north east of Northampton. In the village there is a community centre, village hall, public house, church, recreation ground and cricket ground. Approximately one mile in distance is the village of Walgrave where there are other amenities including a primary school with an excellent reputation, a pre-school, a public house and a general store. Pitsford Water, approximately two miles in distance, offers sailing, fishing and walks.



Ground Floor

The reception hall has stairs that rise to the first floor accommodation, doors off to all principal rooms and cloakroom. The sitting room has a feature fireplace and French doors onto the rear garden and the family room and study are either side of the reception hall. The kitchen/breakfast room has a range of modern cabinets, working surfaces incorporating a sink unit and appliances to include, hob, oven, microwave, dishwasher, space for fridge/freezer, understairs cupboard and French doors onto the rear garden. The utility room has cupboards and a sink, plumbing for washing machine, Baxi gas fired boiler which was installed around 2022 and a door to the side of the house and onto the driveway.

First Floor

The first floor has four bedrooms with the master bedroom enjoying a dressing room area with fitted wardrobes and we understand that the original design of the house was to accommodate a fifth bedroom which if desired could easily be adapted and an en-suite. The guest bedroom also enjoys an en-suite shower room and to complete the first floor accommodation there is a family bathroom.

Outside

Occupying a prominent corner position, mainly lawned gardens can be found to the front and sides of the house, with a central pathway to the front door enclosed by box hedging, a generous driveway provides parking for several vehicles which leads to a double garage with

up and over doors, There is gated access to the rear garden which has a paved patio extending to the side of the house, with the master bedroom enjoying a dressing room area

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

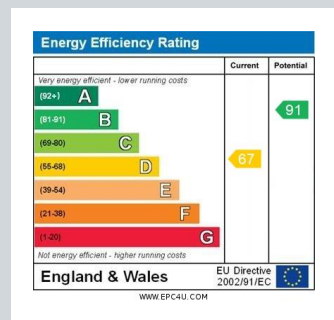
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Daventry Area.
Tel:0300-1267000.

Council Tax Band- G



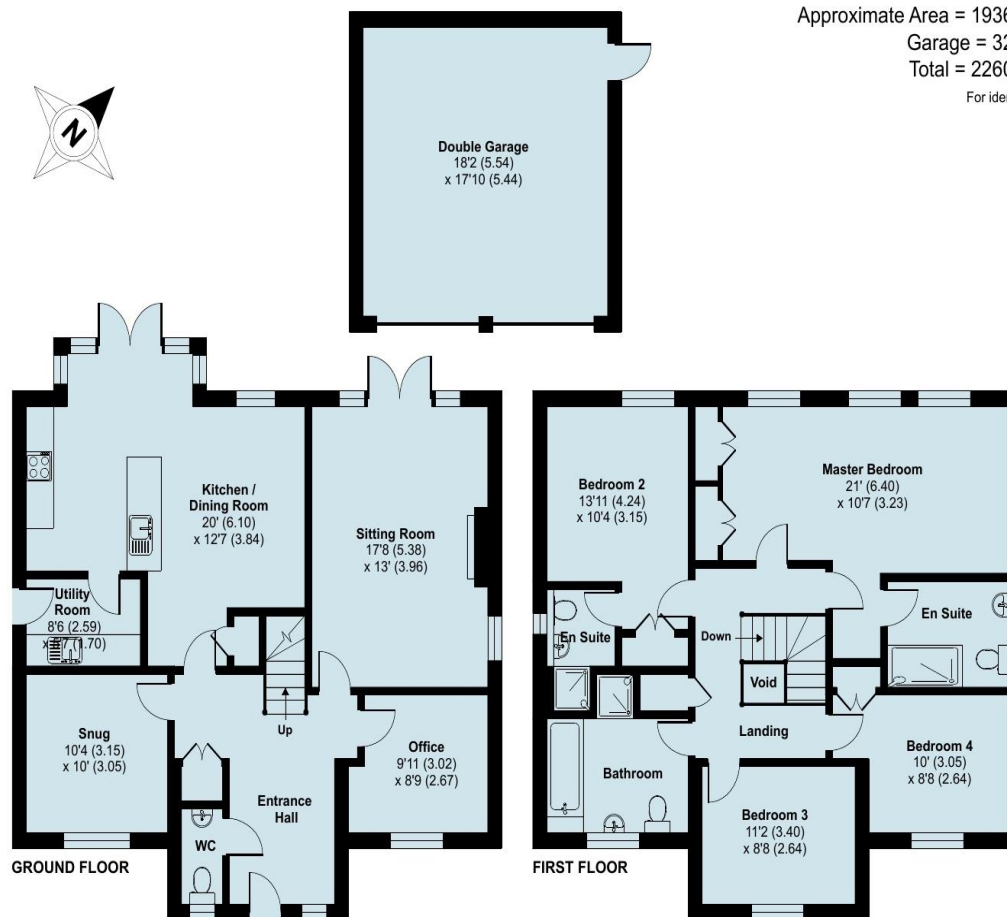
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Approximate Area = 1936 sq ft / 179.8 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2260 sq ft / 209.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1233271

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.