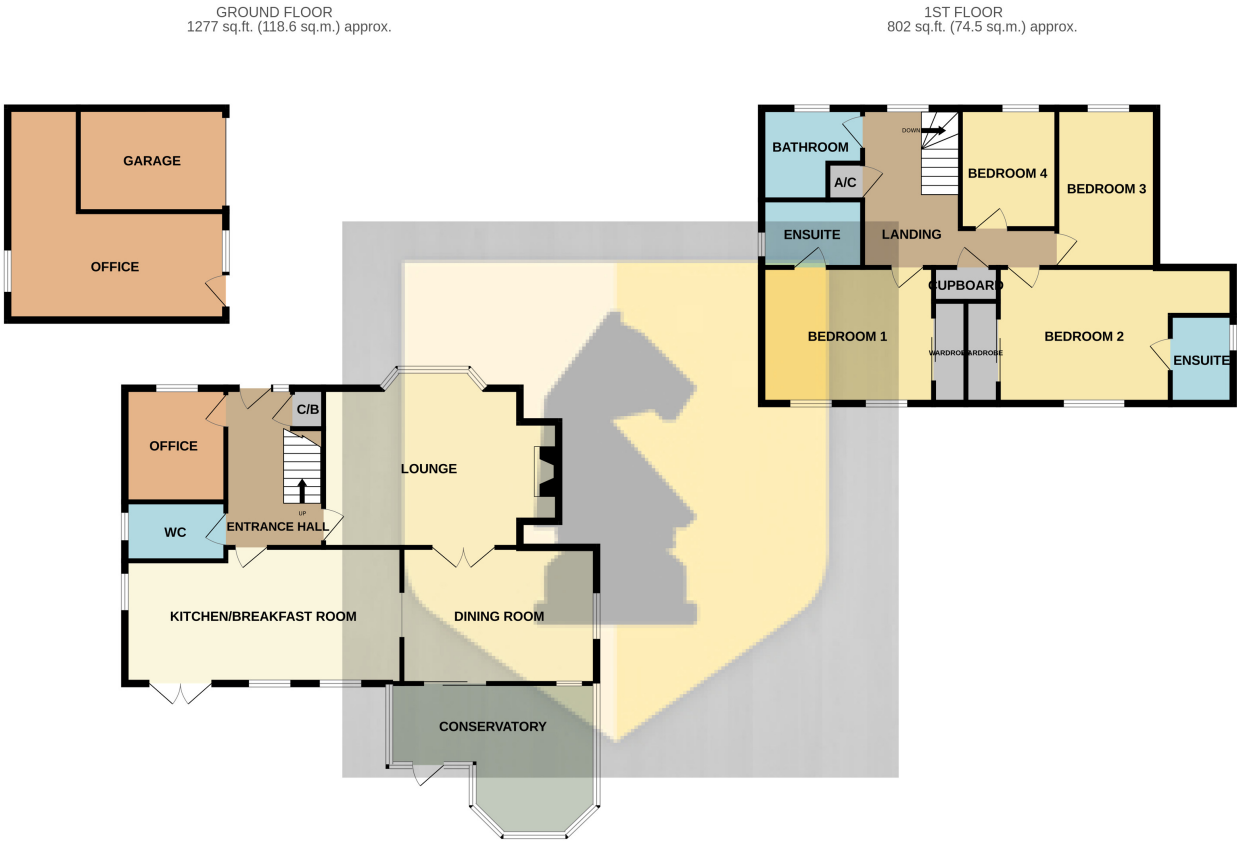


Make the right move!



TOTAL FLOOR AREA: 2078 sq.ft. (193.1 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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22 Cottage Gardens, Great Billing,  
Northampton. NN3 9YW.

£650,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented and extended four bedroom detached family home situated in this popular small cul-de-sac location within Great Billing. This very well presented home has been much updated recently and briefly comprises; entrance hall, office, WC, lounge with inglenook fireplace, dining room, refitted modern kitchen/breakfast room, dining room, newly installed conservatory with warm roof. To the first floor there is a spacious landing which leads to four bedrooms with en suite facilities to bedrooms one and two and a family bathroom. Externally there is a large driveway which leads to a partly converted garage. To the rear and facing south is an enclosed landscaped garden which affords a good deal of privacy. The property is immaculately presented and modernised throughout and also offers a through floor lift rising from a discreet corner in the dining room to bedroom two, optionally this can

**PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Entrance Hall

Entry gained via a upvc double glazed door. LVT flooring. Storage cupboard. Stairs rising to the first floor. Doors to;

Office

8' 0" x 7' 3" (2.44m x 2.21m) Upvc double glazed window to the front aspect. Radiator.

WC

Fitted two piece suite comprising of a low flush WC and wash hand basin. Half tiled walls. Upvc double glazed window to the side aspect. Heated towel rail.

Lounge

15' 7" x 12' 8" (4.75m x 3.86m) Upvc double glazed bay window to the front aspect. Radiator. Feature inglenook fireplace with dual fuel log burner.

Dining Room

15' 5" x 10' 7" (4.70m x 3.23m) Upvc double glazed window to the side aspect. Upright radiator. A through floor home lift rises to bedroom two. Sliding patio doors to the conservatory. Opening to;

Kitchen/Breakfast Room

22' 0" x 10' 7" (6.71m x 3.23m) A recently fitted shaker style kitchen fitted with a range of base and eye level units with granite work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Fitted Neff pyrolytic oven with slide and hide door. Fitted Neff combination microwave oven. Fitted induction hob with concealed extractor over. Integrated dishwasher and wine fridge. Integrated fridge with freezer box. Breakfast bar for three. Seating area with full height double glazed window to the side aspect. Two upvc double glazed windows and French doors to the rear aspect.

Conservatory

10' 10" x 10' 4" (3.30m x 3.15m) P Shaped conservatory recently installed with a warm roof. Double glazed windows and door to the rear aspect.

Landing

Storage cupboard. Airing cupboard. Loft hatch. Upvc double glazed window to the front aspect. Half galleried.

Bedroom One

13' 8" x 10' 10" (4.17m x 3.30m) Two upvc double glazed windows to the rear aspect. Built in wardrobe with sliding doors. Radiator. Door to;

En Suite

Shower enclosure with mains shower. Wash hand basin and concealed cistern WC with fitted bedroom furniture for storage. Heated towel rail. Upvc double glazed window to the side aspect.

Bedroom Two

13' 8" x 10' 10" (4.17m x 3.30m) Upvc double glazed window to the rear aspect. Built in wardrobe with sliding doors. Radiator. Space for the home lift. Door to;

En Suite

Newly fitted suite comprising of a shower enclosure with electric power shower fitted. Vanity unit wash hand basin and low flush WC. Upvc double glazed window to the side aspect.

Bedroom Three

12' 9" x 7' 7" (3.89m x 2.31m) Upvc double glazed window to the front aspect. Radiator.

Bedroom Four

9' 7" x 7' 8" (2.92m x 2.34m) Upvc double glazed window to the front aspect. Radiator. Storage cupboard.

Bathroom

P shaped bath with shower fitted above. Low flush WC and vanity wash hand basin. Heated towel rail. Upvc double glazed window to the front aspect.

Front

A large block paved driveway provides parking for six vehicles leads to the garage. A small and attractive front garden has steps leading to the front entrance. gated side access.

Rear Garden

A landscaped garden has a large newly laid deck which is ideal for garden entertaining. Steps lead down to artificial lawns, paved and gravelled borders with shrubs, flowers and a small tree. Enclosed with brick walls to the boundaries.

Double Garage

The double garage has been partially converted into an office and concealed behind garage doors. Accessible via upvc double glazed door the office measures 8'7" x 17'4" and also has a upvc double glazed window to the rear aspect. The remaining garage offers additional storage and is suitable for motorbike storage, etc.

Additional Information

Council Tax; West Northamptonshire Council - Band F  
Virgin Cable with Superfast Broadband Installed  
The property is walking distance of The Northampton Academy which has a Grade 1 Outstanding Ofsted rating.  
There is a serviced key fob alarm system and CCTV installed which are controlled via a smartphone app.

