

Make the right move!



TOTAL FLOOR AREA: 1647 sq.ft. (153.0 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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**30 The Green, Great Houghton, Northampton.
NN4 7AL.**

£465,000 Freehold

Situated in the highly desirable village of Great Houghton, this spacious and versatile four-bedroom detached home offers generous accommodation extending to approximately 1,647 sq.ft. and enjoys a large private rear garden with open outlook beyond. The property is offered to the market with no onward chain. The accommodation is well arranged and ideal for both family living and those seeking flexible space. An entrance hall provides access to the main living areas and staircase to the first floor. The heart of the home is a particularly generous lounge/dining room, offering an excellent entertaining space with views over the rear garden and access through to the conservatory, which provides an additional reception area and a pleasant spot to enjoy the garden throughout the year. The kitchen sits to the rear of the property and is complemented by a separate utility room, providing practical day-to-day functionality and additional storage.

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.

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Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with staircase rising to the first floor and useful storage cupboard.

Lounge Diner

23' 9" x 16' 0" (7.24m x 4.88m) (Max Measurements) A particularly spacious and versatile reception room enjoying views over the rear garden. The room offers ample space for both living and dining furniture and provides direct access through to the conservatory, creating an excellent entertaining space.

Kitchen

11' 10" x 10' 9" (3.61m x 3.28m) Fitted with a range of base and wall mounted units with work surfaces over, incorporating space for a range of appliances. The kitchen enjoys a rear aspect and provides access to the adjoining utility room.

Utility Room

14' 7" x 7' 0" (4.45m x 2.13m) A practical space providing additional storage and appliance space, with external access.

Conservatory

16' 0" x 9' 0" (4.88m x 2.74m) A bright and airy addition to the property, enjoying pleasant views across the rear garden and providing an additional reception area ideal for relaxing or entertaining.

Bedroom One

11' 5" x 11' 0" (3.48m x 3.35m) A generously proportioned ground floor double bedroom positioned to the rear of the property, offering a pleasant outlook over the garden and benefitting from built-in storage.

Bedroom Four

8' 8" x 8' 7" (2.64m x 2.62m) A further ground floor bedroom which would also lend itself well as a study, guest room or additional reception space.

Bathroom

Fitted with a suite comprising bath, wash hand basin and WC.

Landing

Providing access to all first floor rooms.

Bedroom Two

13' 2" x 10' 0" (4.01m x 3.05m) A good sized double bedroom with space for freestanding furniture.

Bedroom Three

11' 8" x 10' 0" (3.56m x 3.05m) A further well proportioned bedroom enjoying natural light from the side aspect.

Bathroom

Fitted with a bathroom suite comprising bath, wash hand basin and WC.

Front

The property is set back from the road and approached via a driveway providing off-road parking and access to the garage. The front garden is neatly maintained with established planting and hedging.

Rear Garden

A particularly attractive feature of the property is the generous rear garden, which is mainly laid to lawn and enjoys a high degree of privacy. The garden is bordered by mature hedging and planting, creating a pleasant and established outdoor space. A patio area directly to the rear of the property provides an ideal space for outdoor seating and entertaining, with the remainder of the garden extending beyond. The garden enjoys a pleasant open outlook across neighbouring greenery, giving the property a lovely sense of space and countryside surroundings.

Garage

Tandem Length with door to the rear and timber doors to the front.

Location

Great Houghton is one of Northamptonshire's most sought-after villages, offering a charming village green, two pubs, church and access to the highly regarded Little Houghton Primary School, while still providing convenient access to Northampton town centre, major road networks including the A45 and M1, and mainline rail services to London.

