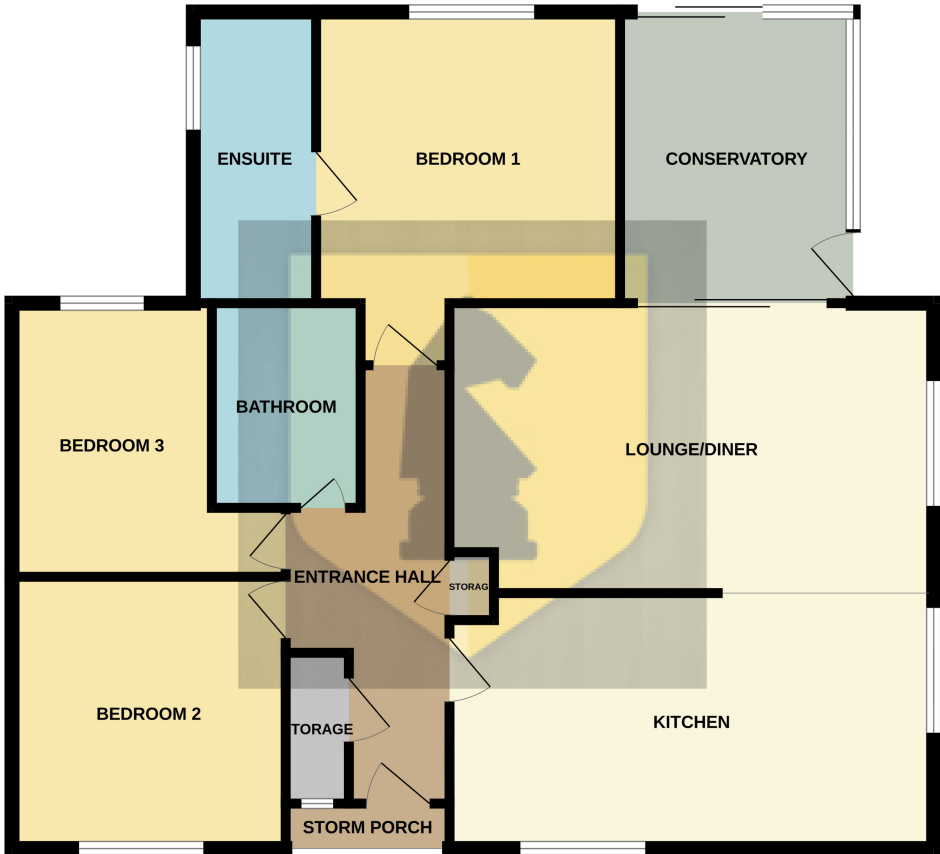


Make the right move!

GROUND FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 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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**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.



**18 Wymersley Close, Great Houghton,  
Northampton. NN4 7PT.**

**£499,995 Freehold**

Edward Knight Estate Agents are delighted to offer to the market this well presented three bedroom detached bungalow situated in the sought after village location of Great Houghton. Boasting countryside views this spacious home briefly comprises; entrance hall, kitchen, open plan lounge/diner, conservatory, three bedrooms with an en-suite to the main bedroom and a family bathroom. Externally there are gardens to the front and rear as well as a large driveway leading to the detached double garage. The property further benefits from gas radiator heating and Upvc double glazing. Must be viewed to appreciate the space and views. Offered with no upper chain.



Tel: 01604 632433

Entrance Hall

Enter via Upvc door, Coving, Radiator. Storage cupboard. Doors into:

Kitchen

19' 2" x 9' 6" (5.84m x 2.90m) Newly fitted solid wood kitchen suite comprising of a range of base and eye level units with quartz work surfaces mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Fitted Neff electric sliding oven and Neff combination microwave oven. Fitted Neff gas hob. Integrated dishwasher, fridge, freezer and washing machine. Double glazed window to the front and side aspects. Opening into:

Lounge

19' 1" x 11' 5" (5.82m x 3.48m) Double glazed window to the side aspect. Radiator. Fireplace with log burning stove. Double glazed sliding doors into:

Conservatory

11' 6" x 9' 2" (3.51m x 2.79m) Double glazed side door to the rear aspect. Double glazed sliding door to the rear aspect. Radiator.

Bedroom One

12' 0" x 11' 6" (3.66m x 3.51m) Double glazed window to the rear aspect. Radiator. Coving. Door into:

En Suite

Three piece suite comprising: Walk in shower cubicle. Vanity unit providing a sink and separate storage unit. WC. Double glazed obscured window to the side aspect. Radiator.

Bedroom Two

10' 10" x 10' 9" (3.30m x 3.28m) Double glazed window to the front aspect. Radiator. Coving.

Bedroom Three

10' 4" x 7' 11" (3.15m x 2.41m) Double glazed window to the rear aspect. Radiator. Coving.

Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Fully tiled. Chrome heated towel rail.

Externally

Driveway

Fully block paved providing off road parking for multiple cars leading to the detached double garage and front entrance.

Rear Garden

Mainly laid to a large lawn with mature borders containing a variety of plants, shrubs and small trees. Hedging to the rear boundary with views across open countryside. Large patio area and a composite deck to the rear overlooking countryside.

Double Garage

Electric roller door. Power and lighting.

www.edwardknight.co.uk

Local Area

The village of Great Houghton lies approximately 2 miles south easterly of Northampton and has strong links to the A45 and M1 junction 15. Milton Keynes lies approximately 18 miles south of the village. Village amenities include two public houses, The Cherry Tree and The White Hart, St Mary the Blessed Virgin Church. A village hall which hosts many events throughout the year and is home to a cricket pitch, football pitch, tennis court, fitness equipment and a children's playground. There are also local cricket and football teams for all age groups. Bus services for Little Houghton Primary School and Wollaston Secondary School pick up and drop off outside the White Hart Public House on the High Street.

