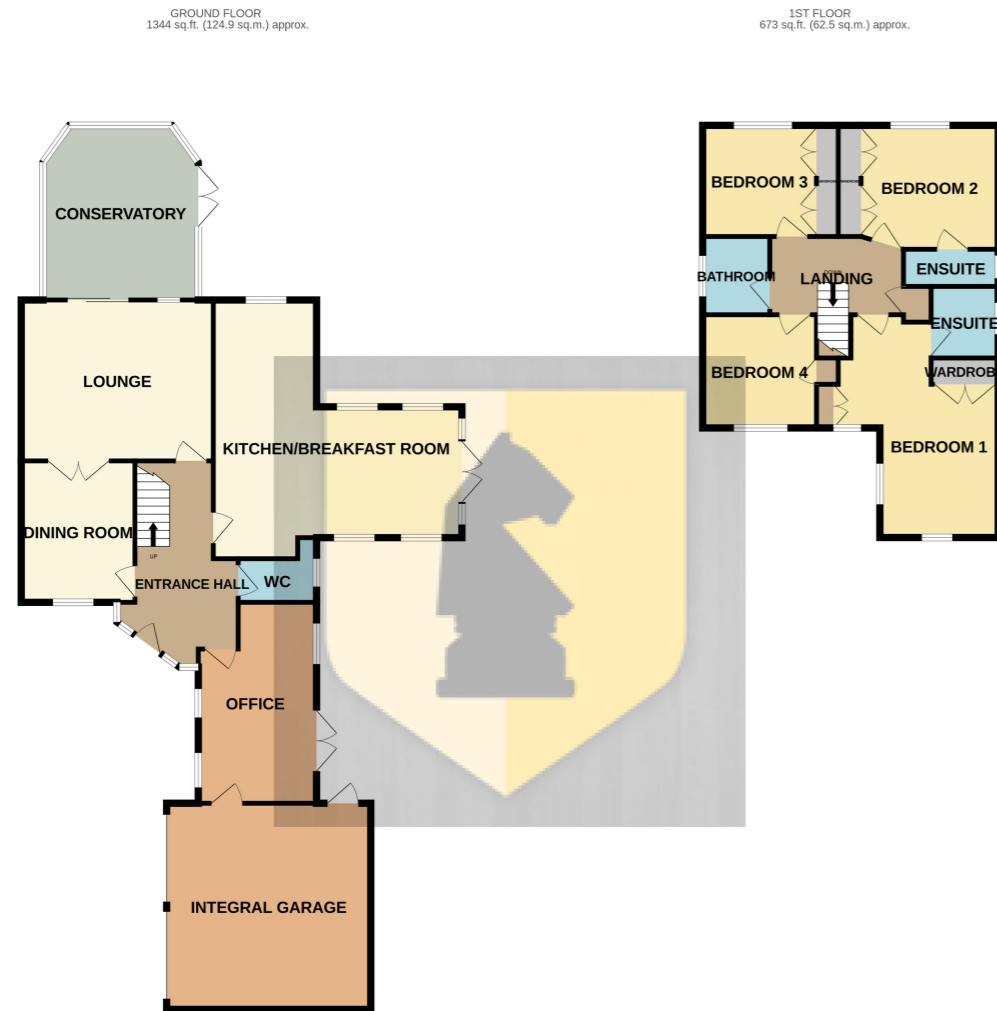


Make the right move!



TOTAL FLOOR AREA: 2017 sq.ft. (187.4 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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**10 Penfold Gardens, Great Billing,
Northampton. NN3 9PG.**

£475,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this deceptively large four bedroom detached family home situated in the popular village location of Great Billing. The accommodation which extends to approximately 1700 square feet briefly comprises; entrance hall, lounge dining room, kitchen/breakfast room, study, conservatory and study. To the first floor there are four bedrooms with two en suites to bedrooms one and two as well as a family bathroom. Externally there is a double driveway which leads to the integral double garage. To the rear is a large garden which affords a good degree of privacy and backs directly on to a pocket park. The property is offered for sale in great condition throughout and further benefits from gas radiator heating and upvc double glazing.

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

Lounge

15' 7" x 12' 1" (4.75m x 3.68m) Double glazed window to the rear aspect. Double glazed sliding doors leading into the conservatory. Feature fireplace. Coving. Radiator. Double doors into:

Dining Room

11' 6" x 9' 3" (3.51m x 2.82m) Double glazed window to the front aspect. Radiator. Coving.

Kitchen/Breakfast Room

21' 2" Max x 20' 1" Max (6.45m x 6.12m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Two Inset one and a half bowl and drainer unit with mixer tap over at either end of the kitchen. Fitted double electric oven. Fitted gas hob. Integrated dishwasher. Space and plumbing for washing machine and tumble dryer. Large dining area with double glazed double doors leading to the rear garden. Radiator. Five UPVC Double glazed windows to the rear and side aspects.

Study

16' 3" x 9' 7" (4.95m x 2.92m) Double glazed windows to both the front and rear aspect. Radiator. Coving. Door leading into the double garage. UPVC double doors leading to the rear garden.

Conservatory

14' 2" x 12' 2" (4.32m x 3.71m) UPVC double glazed windows to the side and rear aspect. UPVC double glazed double doors leading to the rear garden. Radiator.

WC

Two piece suite comprising: Low flush WC. Pedestal wash hand basin. Radiator. UPVC double glazed obscured window to the rear aspect.

Landing

Airing cupboard. Loft access. Doors into:

Bedroom One

12' 1" x 9' 8" (3.68m x 2.95m) UPVC double glazed windows to the front and side aspect. Built in wardrobes. Two radiators. Door into:

En Suite

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle. Chrome heated towel rail. Fully tiled. UPVC obscured double glazed window to the side aspect.

Bedroom Two

13' 0" x 10' 0" (3.96m x 3.05m) UPVC double glazed window to the rear aspect. Radiator. Built in wardrobes. Door into:

En Suite

Three piece suite comprising: Low flush WC. Pedestal wash hand basin. Enclosed shower cubicle. Radiator. UPVC obscured double glazed window to the side aspect.

Bedroom Three

11' 2" x 9' 0" (3.40m x 2.74m) UPVC double glazed window to the rear aspect. Radiator. Built in wardrobes.

Bedroom Four

9' 4" x 8' 4" (2.84m x 2.54m) UPVC double glazed window to the front aspect. Radiator. Built in wardrobe.

Bathroom

Three piece suite Comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Chrome heated towel rail. UPVC obscured double glazed window to the side aspect.

Front Garden

The front has a tarmac driveway for two vehicles with an additional gravelled area for additional parking.

Integral Double Garage

16' 8" x 16' 8" (5.08m x 5.08m) Two up and over doors. Power and lighting. Glazed wood door leading to the rear garden.

Rear Garden

A large garden which sweeps around the rear and side of the property. The property is lawned with two patio areas. Mature trees provide cover and privacy. There is a gated pedestrian access to the pocket park at the rear of the property.

