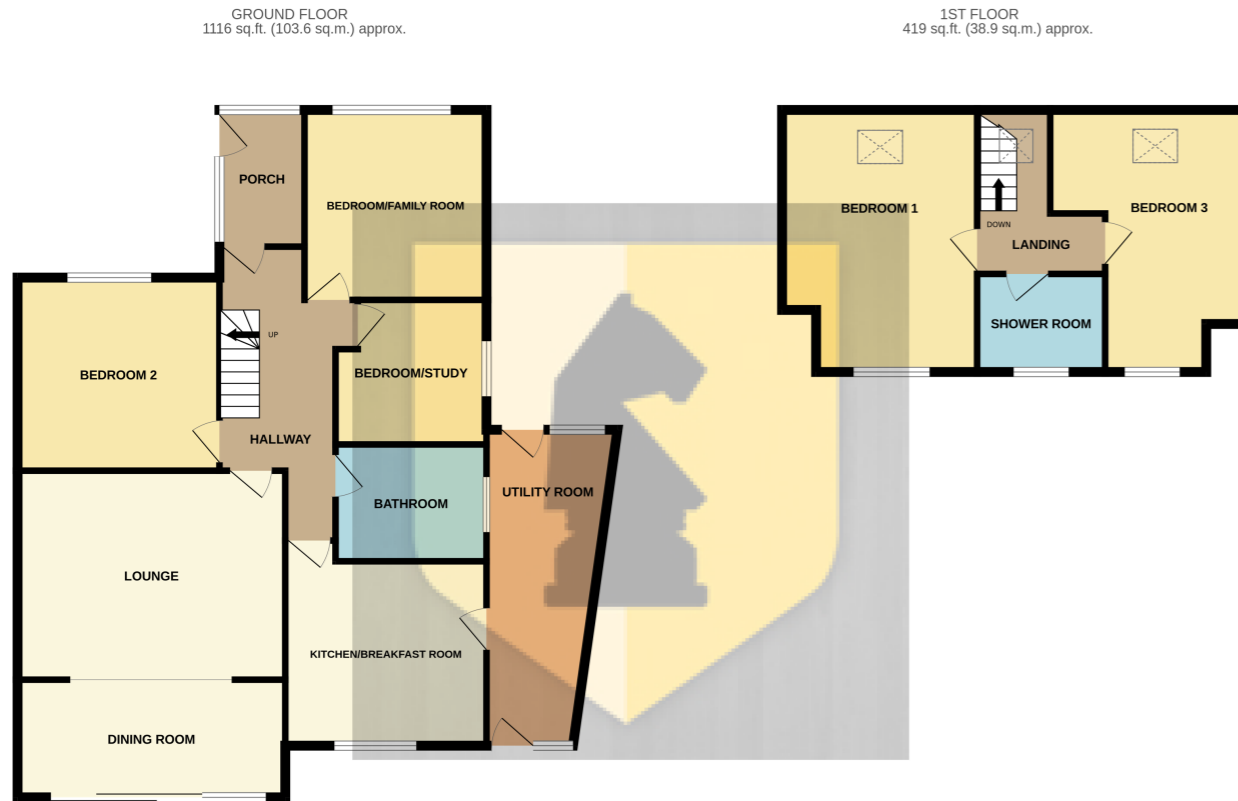


Make the right move!



TOTAL FLOOR AREA: 1534 sq.ft. (142.5 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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**4 Willow Crescent, Great Houghton,  
 Northampton. NN4 7AP.**

**£475,000 Freehold**

Edward Knight Estate Agents are delighted to offer to the market this well presented and spacious four/five bedroom detached property. Occupying a large plot within the popular village location of Great Houghton the accommodation briefly comprises; porch, entrance hall, lounge, dining room, kitchen/breakfast room, utility room, three bedrooms and a large family bathroom. To the first floor, landing, two further bedrooms and a shower room. To the front is a driveway offering off road parking for several vehicles and a well kept landscaped garden. To the rear is a landscaped and mature large garden extending to approximately 180 feet. To the side is a larger than average single garage. The property further benefits from gas radiator heating and upvc double glazing. Early internal viewing is recommended.

**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.

## Ground Floor

### Porch

Entered via a upvc double glazed door. Upvc double glazed window to the front aspect. Door to;

### Hallway

Radiator. Stairs leading to the first floor. Doors into:

### Lounge

16' 0" x 12' 6" (4.88m x 3.81m) Feature fireplace. Coving. Radiator. Opening into:

### Dining Room

16' 0" x 7' 0" (4.88m x 2.13m) Upvc double glazed sliding doors to the rear aspect. Coving. Radiator.

### Kitchen/Breakfast Room

12' 0" x 11' 0" (3.66m x 3.35m) Kitchen suite comprising of a range of base and eye level units with roll top work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Range cooker. Space and plumbing for a dishwasher. Upvc double glazed window to the rear aspect. Upvc double glazed door to the utility room. Radiator.

### Utility Room

18' 11" x 7' 10" (5.77m x 2.39m) Maximum, Reducing to 5'2". Fitted worktop space with space and plumbing for a number of white goods underneath. Wall mounted gas combination boiler. Storage cupboard. Obscure upvc double glazed door and window to the front aspect. Double glazed door to the rear garden.

### Bedroom Two

11' 7" x 11' 6" (3.53m x 3.51m) Upvc double glazed window to the front aspect. Radiator. Coving.

### Bedroom 4/Family Room

11' 5" x 10' 11" (3.48m x 3.33m) Upvc double glazed window to the front aspect. Radiator. Coving.

### Bedroom 5/Study

9' 0" x 8' 8" (2.74m x 2.64m) Double glazed window to the side aspect. Radiator.

### Bathroom

Fitted three piece suite comprising of a low flush WC, pedestal wash hand basin and a panelled bath with fitted shower above. Tiling to water sensitive areas. Obscure upvc double glazed window to the side aspect. Chrome heated towel rail.

## First Floor

### Landing

Double glazed Velux window to the front aspect. Doors into:

### Bedroom One

15' 8" x 11' 8" (4.78m x 3.56m) Double glazed window to the rear aspect. Velux window to the front aspect. Radiator.

### Bedroom Three

15' 8" x 11' 7" MAX (4.78m x 3.53m) Double glazed window to the rear aspect. Radiator. Velux window to the front aspect.

### Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Radiator. Velux window to the rear aspect.

## Externally

### Front Garden

Steps leading to the front entrance. A driveway which provides off road parking for three vehicles leads to the front entrance and garage. A larger lawned area is divided with a path which leads to the side of the property and has mature borders. A low level brick wall to the front boundary.

### Rear Garden

A large garden extending to approximately 180 feet which is mainly comprised of a well kept lawn and tapers towards the rear. A patio area is below and accessed immediately from the property which contains steps leading to the larger lawned area. The established garden offers mature borders which contain a variety of small trees, shrubs, flowers and neat bushes, which enclosed a Acer Griseum Paperbark Maple and a winter honey suckle. Enclosed with timber panelled fencing. A courtesy side door to the garage.

### Garage

A larger than average single garage with power and light connected. Accessed via a up and over door.

## Locality

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.

