



EDWARD KNIGHT
ESTATE AGENTS

£495,000 Freehold



**4 Willow Crescent, Great Houghton,
Northampton NN4 7AP**

PROPERTY DESCRIPTION

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.

FEATURES

- Detached Family Home
- Four/Five Bedrooms
- Two Bathrooms
- Driveway with Garage
- Landscaped Large Rear Garden
- Popular Village of Great Houghton
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



ROOM DESCRIPTIONS

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

FLOORPLAN

GROUND FLOOR
1116 sq.ft. (103.6 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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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