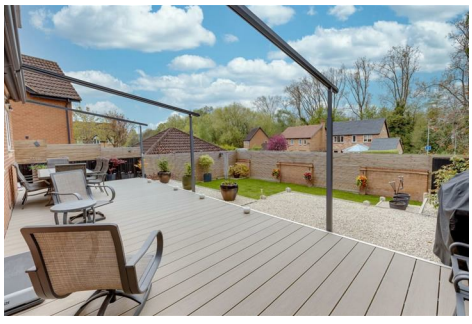
40 Cherry Blossom Close
Little Billing
NORTHAMPTON
NN3 9DN

£500,000



- EXTENDED DETACHED
- FOUR RECEPTION ROOMS
- HIGH QUALITY KITCHEN / BREAKFAST ROOM
- EXCELLENT CONDITION THROUGHOUT
- FOUR BEDROOMS
- TWO EN-SUITES
- DOWNSTAIRS WC & UTILITY ROOM
- ENERGY EFFICIENCY RATING : TBC

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A fabulous four bedroom detached property occupying a corner plot, that has been extended and remodelled by the current owners to be offered in stunning condition throughout. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, dining room, study, a large family room with partly vaulted ceiling, kitchen/breakfast room, and utility room to the ground floor. To the first floor are four bedrooms, two with en-suite shower rooms, and a family bathroom. Externally to the front is an ample driveway offering off road parking for multiple vehicles, to the rear is a landscaped garden with a large raised composite decking area leading to a lawn area on the lower level, and a large workshop to the side. The property also benefits from UPVC double glazing, and gas central heating with a pressurised water system.

Ground Floor

Entrance Hall
Enter via composite door with obscure windows to side, under stairs storage cupboards, stairs rising to first floor, mosaic tiled flooring, two radiators.

Downstairs WC
6'8" x 4'0" (2.04 x 1.23)
Low level wc, corner sink unit, storage cupboard, ceramic tiled flooring, complementary tiling, heated towel rail.

Lounge
15'7" x 12'2" (4.76 x 3.73)
UPVC window and French doors to rear aspect, two radiators.

Dining Room
11'6" x 9'4" (3.53 x 2.86)
UPVC window to front aspect, radiator.

Family Room
16'0" x 15'8" (4.89 x 4.79)
Two UPVC windows to front aspect, partly vaulted ceiling, radiator.

Study
12'11" x 8'5" (3.96 x 2.59)
Two UPVC windows to side aspect, LVT flooring, radiator.

Kitchen / Breakfast Room
20'4" x 11'6" max (6.21 x 3.52 max)
Two UPVC windows to rear and side aspect, door leading to garden, a range of wall and base units with granite work surfaces, one and a half sink unit, integrated appliances to include double pyrolytic oven, electric hob, tall fridge, and dishwasher, centre island with breakfast bar, cupboard housing boiler, LVT flooring, column radiator.

Utility Room
6'6" x 4'7" (1.99 x 1.40)
Obscure UPVC window to side aspect, LVT flooring, space for further appliances.

First Floor

Landing
Wooden stairs with wooden and glass balustrades, wood flooring, cupboard housing pressurised hot water tank.

Bedroom One
17'4" x 14'7" reducing to 9'6" (5.29 x 4.45 reducing to 2.91)
Two UPVC windows to front aspect, fitted wardrobes, radiator.

En-Suite One
6'2" x 5'11" (1.90 x 1.82)
Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, sink unit with storage under, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

Bedroom Two
12'0" x 9'11" (3.66 x 3.03)
UPVC window to rear aspect, fitted double wardrobe, radiator.

En-Suite Two
8'5" x 2'10" (2.57 x 0.88)
Obscure UPVC to side aspect, tiled shower cubicle, low level wc, sink unit with storage under, ceramic tiled flooring, chrome heated towel rail.

Bedroom Three
10'0" x 9'0" (3.06 x 2.76)
Obscure UPVC window to rear aspect, fitted wardrobe, radiator.

Bedroom Four
9'4" x 8'4" (2.85 x 2.56)
UPVC window to front aspect, storage cupboard, radiator.

Bathroom
6'3" x 6'0" (1.92 x 1.84)
Obscure UPVC window to side aspect, bath unit with shower attachment, low level wc, pedestal wash hand basin, ceramic tiled flooring and walls, heated towel rail.

Externally

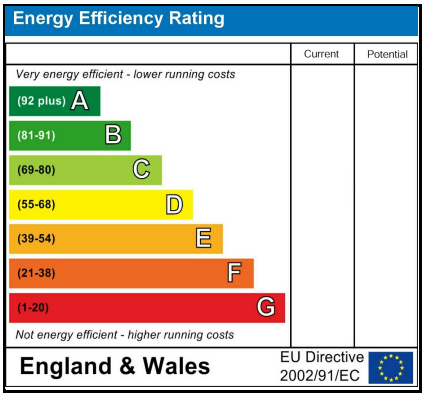
Front Garden
Tarmac driveway offering off road parking for several vehicles.

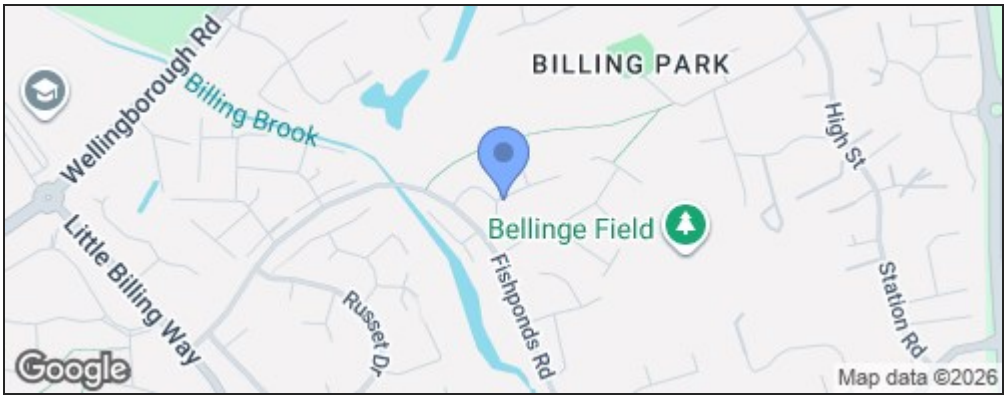
Rear Garden
Stone paving, raised composite decking area, gravel beds, lower lawn area, gated side access with further storage area, enclosed by wooden fencing and brick walls.

Workshop
21'0" x 6'5" (6.42 x 1.96)
Of timber construction, UPVC door, power and light connected.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: E

The solar panel with battery system and the motorised awnings are potentially available subject to separate negotiation.





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