



OAK TREE CLOSE, LITTLE BILLING, NORTHAMPTON, NN3  
**£525,000 FREEHOLD**





## OAK TREE CLOSE, LITTLE BILLING, NORTHAMPTON, NN3

Situated in a private drive, consisting of five detached dwellings, is this superb three bedroom detached bungalow, nestled away on a gorgeous plot with views. The bungalow, which is presented to a high standard throughout, has been updated in places by the current owner and is in the sought after Orchard Hill area of Little Billing. As well as the main accommodation, the bungalow offers further potential with the 55' long loft, which already has four Velux windows and four radiators, therefore offering future scope for extension into the roof (STPP).

- Three Bedrooms
- Detached
- Utility Room
- Double Garage
- 55' Long Loft room with Velux windows and heating
- Large Ensuite Wet Room
- uPVC Double Glazed throughout.
- Under Floor Heating in Kitchen
- Garden Terrace with steps down to lawn area
- Set in a Private Road
- Council Tax 'Band' E
- EPC Rating Band 'C'



The accommodation in brief comprises a 29' Entrance Hall. From the entrance hall, doors lead to all the principal rooms. At the far end is the master bedroom. The Master bedroom, benefits from a range of fitted wardrobes with hanging space and shelving. There is also a recess with dressing table. The Ensuite is a large wet room, with floor to ceiling tiling, shower, low flush WC and sink with useful storage cupboards under. Bedroom Two, is an exceptional large double bedroom, with a useful bespoke fitted office at one end. Bedroom Three has a range of fitted wardrobes with sliding doors. The guest bathroom comprises a modern three piece suite with deep set bath, pedestal wash hand basin and low flush WC. The bathroom features floor to ceiling tiling making it easy to clean. The living room features a uPVC double glazed window to the front aspect and uPVC double glazed 'French' door that leads out to the garden terrace. The living room is a large square room with a living flame fireplace creating a focal point. The Kitchen/dining room reassures 23' in length and is fitted with a comprehensive range of units at eye and base level. The kitchen features integral appliances including a dishwasher, oven with integrated microwave oven over, hob and fridge freezer. From the dining room, uPVC double glazed 'French' doors lead out to the garden terrace. The kitchen/dining room, benefits from having under floor heating. The bungalow benefits from a separate utility room, which has plumbing for a washing machine, stainless steel sink unit and double cupboard which houses the boiler. There is a loft hatch with ladder that leads up to the loft. The loft would make either a substantial office, hobby room, or bedroom.

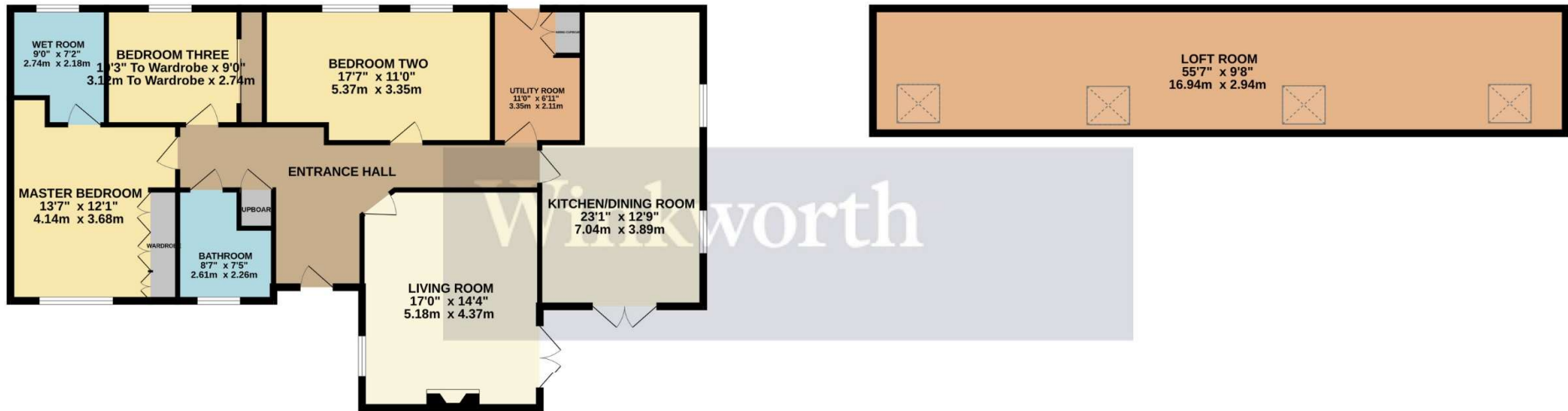
Externally to the rear the garden has been beautifully landscaped and designed to capture the sun. From the Kitchen/Dining room, there is a terrace with awning, providing views across the area and beyond. Steps lead down to a further seating area. The garden extends down one side of the property which is mainly laid to lawn. There is a water tap and gated side access. All enclosed by timber fencing. A second gate allows access to the other side of the property, and there is courtesy lighting.

The bungalow benefits from a large detached double garage. The double garage benefits from having twin electric doors and power and lighting.



GROUND FLOOR  
1317 sq.ft. (122.4 sq.m.) approx.

1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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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