



75 HIGH STREET

Great Houghton, NN4



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ESTATE AGENTS



75 High Street

Great Houghton NN4

Features

- Desirable village location
- Three-bedroom property
- Good size rear garden extending to 220ft
- Two reception rooms
- Wood burning stove
- Family bathroom
- Detached brick office building with WC

Description

75 High Street is a well-built, 1950's semi-detached family home located in the centre of the desirable Northamptonshire village of Great Houghton. The property has been reconfigured and upgraded to provide well-proportioned and spacious accommodation. Occupying an elevated plot of nearly 0.2 acres and set well back from the road, the property benefits from a fabulous two-unit detached office with separate cloak room. Access to the principal dwelling is via a large, open-fronted oak framed porch to the side elevation. At ground floor, accommodation includes entrance hall with stairs to the first floor, sitting room, dining room, and kitchen. At first floor, there is a galleried landing area, two large double-bedrooms, a good-sized single bedroom, and family bathroom. The impressive rear garden, which is mainly laid to lawn, extends to 220ft and contains matures trees and shrubs.



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The Property

Entrance Hall

The property is accessed via a slatted oak side entrance door which is set within bullnose brick reveals and sheltered beneath an impressive oak framed porch with dual-pitched slate roof.

The entrance hall features exposed facing brickwork walls and floors are finished with limestone tiles which flow through to the sitting room area. A straight flight of timber stairs with plush cut-pile carpet and upper quarter landing leads to the first-floor accommodation. There is a useful two-door cupboard providing storage space for coats and shoes. Natural lighting is provided by a single unit window overlooking the rear patio area and artificial lighting is provided by recessed spotlights. A six-panel door leads through to the kitchen and there is an opening providing access to the sitting room area.

Sitting Room

The sitting room is located to the front of the property and features a two-unit window overlooking the front garden providing good natural lighting. There is a central feature fireplace of exposed facing brick construction containing cast-iron woodburning stove with natural slate hearth with oak beam over. Limestone floor tiles extend through to the dining room and benefit from electric underfloor heating. The room is tastefully decorated with neutral tones.

Dining Room

The dining room is also located to the front elevation of the property and features a large two-unit window providing good natural lighting. The chimney breast has exposed facing brick work and floors are finished with matching limestone tiles incorporating underfloor heating. An opening from the dining room leads to the kitchen.

Kitchen

The kitchen has a large window overlooking the rear garden and patio areas and a solid oak stable door with upper glazing provides external access. The kitchen is fitted with a range of good quality base and wall units with oak work surfaces. Further storage is provided to the understairs cupboard adjacent to the rear door. There is a five-burner gas hob with brushed chrome carbon filter over, and a two-door built-in electric oven. Artificial lighting is provided by recessed spotlights.





First Floor Landing

The galleried first floor landing is fitted with plush cut-pile carpet which flows through to the bedrooms. A window overlooks the rear garden and patio area, and white 6-panel doors lead to the bedrooms and bathroom. A slatted timber hatch provides access to the roof void.

Master Bedroom

The master bedroom is located to the front left-hand side of the property and has a three-unit casement window overlooking the front garden. Stylish timber panelling has been formed to the gable wall and there is a large two door wardrobe with shelving and clothes rail.

Bedroom Two

Bedroom two is a good-sized double room, again with a three-unit window overlooking the front garden and benefits from a useful cupboard with slatted pine shelving which houses the modern combination boiler.

Bedroom Three

Bedroom three is a large single bedroom with two-unit window overlooking the patio and rear garden. There is a large two door wardrobe fitted with clothes rails.

Family Bathroom

The family bathroom is located to the side elevation of the property and is fitted with a modern three-piece suite comprising wash hand basin with mixer tap set within a three-door vanity unit; P-shape bath with chrome mixer tap, rainfall shower rose and additional hose and hinged glass screen; and contemporary WC with concealed cistern set within a matching low-level unit with side cupboards. Walls are finished with large grey ceramic tiles and the floor is finished with matching ceramic tiles. Artificial lighting is provided by recessed spotlights and mechanical extract ventilation has been installed. Heating is provided by a contemporary towel rail.



Outside Areas

Front Aspect

The property occupies an elevated position set well back from High Street with a stone retaining wall to the good-sized front lawn. Steps lead up to the pathway which extends to the main side elevation entrance and to the gated rear garden.

Rear Garden

The rear garden extends to 220ft and is mainly laid to lawn with established trees and shrubs. There is a patio area to the rear of the property providing hardstanding access to the detached brick office building.

Outbuilding

The property benefits from a detached brick outbuilding currently used as two office rooms with a separate WC / storage area.





Location

Great Houghton is a pretty village located on the elevated southern slopes of the Nene valley near to the market town of Northampton.

The village is well situated for commuting with easy access to Northampton town centre, the M1 motorway, and trains from Northampton Railway Station are direct to London Euston.

The classically shaped spire of Great Houghton's Church of St Mary the Virgin is an attractive landmark, and the village boasts two popular, traditional local pubs.

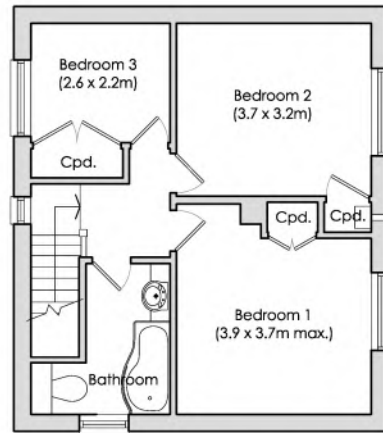
There is a village hall and schooling is located in the adjacent village of Little Houghton for primary age children, and at the nearby Northampton Boys School or The Academy in Northampton. Private schooling is available at Wellingborough, Northampton High School for Girls and Quinton House.



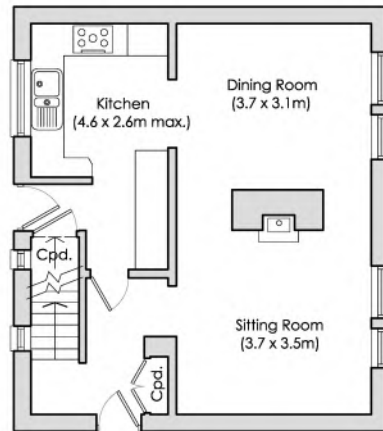
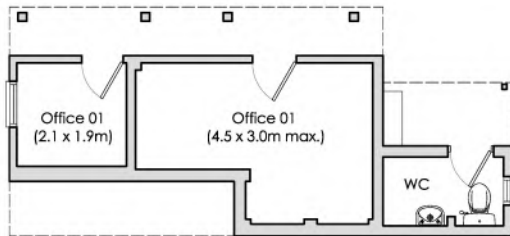


All measurements are approximate and for display purposes only. Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA (INC. OFFICES): 113sqm



First Floor GIA = 47 sqm



Ground Floor GIA (Inc. Offices) = 66 sqm



Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band B **EPC:** Rating C

Agent's Note

There is presumed to be a right of way for the adjoining properties across the steps in the front garden. Parking is on-street.

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

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