



**34 THE GREEN**  
Great Houghton, NN4 7AL

 **DAVID COSBY**  
ESTATE AGENTS





DAVID COSBY  
ESTATE AGENTS





# 34 The Green

## Great Houghton, NN4 7AL

Total GIA Floor Area | Approx. 147sqm



3 Bedrooms



2 Receptions



1 Bathrooms

### Features

- Desirable village location
- Detached dormer bungalow
- Three double bedrooms
- Two reception rooms
- Large conservatory
- Off-road parking
- Garage
- Workshop
- Well maintained gardens

### Description

34 The Green is a charming, detached dormer bungalow with attached single garage, off-road parking, and workshop. This rarely available home is located within the desirable village of Great Houghton and is immaculately presented with well-tended front and rear gardens. The property also benefits from off-road parking for several vehicles. Accommodation briefly includes three double bedrooms, two reception rooms, a large conservatory and garage/workshop.



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 Property

## Entrance Lobby

The property is accessed via chamfered front entrance lobby with part glazed door and matching side lights. The entrance lobby has quarry tile floors and good natural lighting. A further part glazed timber door opens to the main accommodation with matching glazed side panel casting natural light into the entrance hall.

## Entrance Hall

The centrally located entrance hall has solid oak floorboards and panelled doors which open to the ground floor master bedroom, sitting room, bathroom, and kitchen. The kitchen and sitting room doors have individually glazed panes to ensure good natural lighting. The central flight of open-tread timber stairs has ranch style handrails and balustrades and leads to the first-floor accommodation. Walls are fitted with timber dado rails and are partly finished with decorative lining paper.

## Sitting Room

A good-sized space located to the rear left hand side of the property with glazed French doors and matching side lights opening to the conservatory. Floors are finished with cut pile carpet and there is a feature marble effect fire surround with fitted open flame gas fire.

## Dining room

The dining room is located to the front left-hand side of the property and has a large window overlooking the front aspect. There is ample space for a good sized table and chairs and an individually glazed timber door with matching side light opens to the main sitting room area. Floors are finished with cut pile carpet and ceilings have perimeter plaster covings.

## Master Bedroom

The master bedroom to the front right hand-side of the property is a good-sized double bedroom with a large window overlooking the front aspect. Ceilings have recessed spotlights and perimeter plaster covings. Floors are finished with cut pile carpet.

## Kitchen

Located to the rear right-hand side of the property with a good-sized window overlooking the delightful rear garden. The kitchen is fitted with a range of cottage-style base and wall units with a chamfered corner unit housing the four-burner gas hob with decorative tiled hood over. There is a built-in two-door oven and space for a washing machine and fridge freezer. Ceilings have a textured plaster finish with exposed stained timbers. Walls are finished partly with decorative lining paper with metro tiles above base units. Floors are finished with sheet vinyl. A part glazed timber door opens to the side elevation providing access to the front and rear gardens.





## Bathroom

The bathroom has a four-piece suite comprising bath with chrome pillar taps, close-coupled WC, corner quadrant shower cubicle with curved glazed screen, and a large clamshell wash hand basin with chrome pillar taps set within a vanity unit. Floors are finished with ceramic tiles and there is a good sized window to the side elevation providing natural lighting and ventilation. Further ventilation is provided by a mechanical extract vent. Painted louvred doors open to an airing cupboard which houses the combination boiler and is fitted with slatted pine shelving. Artificial lighting is provided by recessed ceiling lights.

## Conservatory

The large conservatory to the rear elevation of the property provides views over the delightful rear garden and arable fields beyond. Floors are finished with oak effect laminate boards, and a panelled door provides access to the workshop and garage areas.

## First Floor Landing

The first floor landing has loop pile carpet and timber flush doors which lead to the two first floor bedrooms.

## Bedroom 2

Bedroom two is located to the left-hand side of the property and has a two-unit double glazed window overlooking the side aspect. There are part-vaulted ceilings and floors are fitted with cut pile carpet. The room is a good sized double with plenty of storage space and 3 no. eaves hatches providing access to the roof void.

## Bedroom 3

Bedroom three is located to the right-hand side of the property and is a double bedroom with two-unit window overlooking the side aspect. Floors are finished with cut pile carpet and there is a part vaulted ceiling. A timber flush eaves hatch provides access to the roof void.





## Gardens and Grounds

### Garage / workshop

The integral single garage and separate workshop to the left hand side of the property provides ample space for storage and a good sized DIY workshop. Strip lighting and power are provided. The garage is separated from the rear workshop by a timber stud wall with glazed door. A separate slatted ledged, framed, and braced door to the rear of the workshop opens to the rear garden.

### Front Aspect

The property is set well back from The Green and occupies an elevated position with well-tended front lawn and tarmac drive leading to the attached garage. There is an attractive Spruce tree to the front lawn with perimeter bluebells and tulips. Gated access is provided to the side elevation leading to the rear garden.

### Rear Aspect

The rear garden to 34 The Green is a delightful space with well-tended lawns and perimeter herbaceous borders. There is a large patio area with timber pergola and seating area which catches the sun throughout most of the day. Boundaries comprise a mixture of well-tended hedgerows comprising a mixture of Conifer, Privet, and Beech, or close board fencing.





## Location

Having a little knowledge of the area in which you live, or of where you intend to move, can provide an enormous sense of psychological wellbeing. Homes and their locality are an important part of what makes us who we are. An understanding of the history of our hometowns can instil a sense of belonging and pride.

We have set out below some of the more notable facts and historical events in Great Houghton.

Great Houghton is a pretty village located on the elevated southern slopes of the Nene valley near to the market town of Northampton but still far enough away to maintain a countryside feel. 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. The prominence of this impressive Georgian spire is made more impressive due to the elevation of the village being on the upper slopes of the Nene Valley. The construction fees for the spire were raised in 1754 and partly funded by the sale of the original church bells.

The village boasts two popular, traditional local pubs – The Old Cherry Tree Inn and The White Hart Inn, both of which provide fantastic ales and food.

Great Houghton has a fabulous village hall (Parsons Memorial Hall) which hosts many activities and caters for private venues. It is set within nine acres of well maintained playing fields. 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.



**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Electricity, and Gas

**Council Tax:** Band E **EPC:** Rating D

## 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.

David Cosby | Maidford Road | Farthingstone  
Northamptonshire | NN12 8HE  
t: 01327 361664 e: enquiries@davidcosby.co.uk  
[www.davidcosby.co.uk](http://www.davidcosby.co.uk)

# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at  **davidcosby.co.uk**



**Gareth Powell**  
**MARLA**  
Sales & Lettings Manager



**David Cosby**  
**MRICS | MARLA**  
Director | Building Surveyor





**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



 01604 979628  enquiries@davidcosby.co.uk

**www.davidcosby.co.uk**