



**SMITH CLOSE**

Piddington, Northamptonshire

**Carter Jonas**



## 16 SMITH CLOSE PIDDINGTON NORTHAMPTONSHIRE NN7 2DW

Reception Hall · Sitting Room · Cloakroom/WC  
Kitchen Breakfast Room · Utility · Four Bedrooms  
Family Bathroom · Enclosed Rear Garden · Single  
Garage · Off Road Parking for Several Vehicles  
EPC rating D

### DESCRIPTION

The property features:

- New Oak finished doors
- Refitted bathroom with a contemporary white suite
- Complete redecoration
- New driveway
- Landscaped gardens
- Updated kitchen and utility fittings
- Hyper fast 900 broadband with speed of up to 830 mbps

Reception hall with cloaks/WC off. Laminate flooring which continues into the light and spacious sitting room with windows to front and casement doors and windows to the rear garden.

Kitchen/breakfast room with a good range of matching wall and base units and rolltop worksurfaces. Integrated appliances include double oven, gas hob and extractor. Space and provision for dishwasher, fridge and an American fridge freezer. Luxury vinyl tiled flooring and double aspect windows. A handy understairs storage cupboard. Large utility with fitted wall and base units and space and provision for laundry appliances.

First floor landing with linen cupboard and over stairs storage. Principal bedroom with an extensive range of fitted wardrobes. Three further bedrooms and a family bathroom comprising panelled bath with electric shower over, Low level WC, wash hand basin, chrome radiator & tiling to wall and floors.

**DETACHED FOUR BEDROOM FAMILY HOME WITH A TASTEFUL, WELL PRESENTED INTERIOR IN A SOUGHT AFTER AND DESIRABLE VILLAGE LOCATED CLOSE TO SALCEY FOREST.**





## OUTSIDE

To the front is a pathway leading to the entrance. Gravelled off road parking for several vehicles and a single garage.

The enclosed rear garden is laid mainly to lawn with a large porcelain paved entertaining terrace, shrub beds enclosed by sleepers, a large, covered area to the side and external lighting. Gated pedestrian access to the front.

## LOCATION

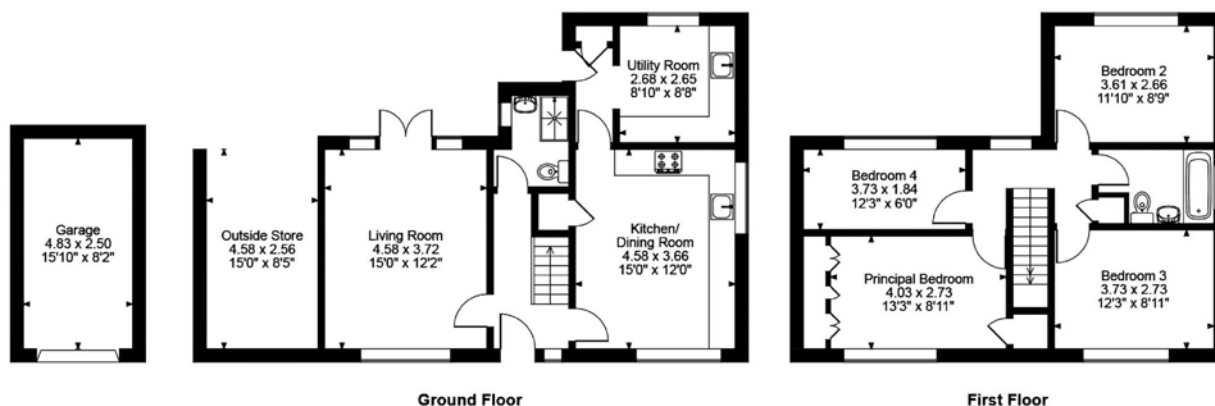
Piddington is a quiet south Northamptonshire village with a church, public house, pocket park and footpath leading to the nearby Salcey Forest, a former medieval hunting forest with walking, biking and riding trails. The neighbouring village of Hackleton has further amenities to include a shop, post office, butchers and public house.

Schooling in the area includes a primary school in Hackleton and the property is within the catchment area for Caroline Chisholm School. Private schools locally include Northampton High School for Girls, Quinton House, Spratton Hall and Wellingborough School.

Northampton lies approximately 6 miles north and offers a mainline train service to both London Euston and Birmingham New Street. A good road network lies within easy reach with the A45 leading to the M1 (junction15).



16 Smith Close, Piddington, Northampton  
 Approximate Gross Internal Area  
 Main House = 108 Sq M/1162 Sq Ft  
 Garage = 12 Sq M/129 Ft  
 Outside Store = 12 Sq M/129 Sq Ft  
 Total = 132 Sq M/1420 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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