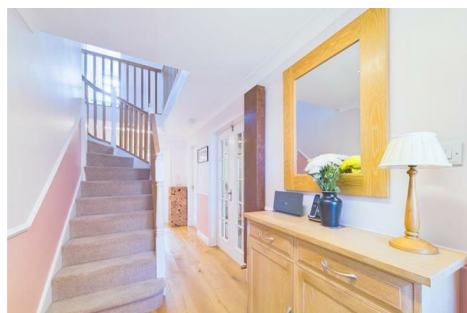


**15 Kirby Close
Wootton
NORTHAMPTON
NN4 6AB**

£525,000



- **FOUR BEDROOMS**
- **DOUBLE GARAGE**
- **THREE RECEPTION ROOMS**
- **NO CHAIN**

- **DAVID WILSON HOME**
- **EXTENDED**
- **OUTSTANDING SCHOOL LOCATION**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Presenting an exceptional family residence now available for sale in the coveted neighbourhood of Wootton Fields, renowned for its excellent schools and convenient transportation connections. Crafted by the esteemed David Wilson Homes, this executive property boasts a spacious and well-thought-out layout and is offered with no onward chain.

Upon entry, you'll be greeted by an inviting entrance hall, a convenient cloakroom, and a stylishly designed sitting room with a bay window to flood the room with light, perfect for unwinding. The ground floor further impresses with a formal dining room for elegant gatherings, a versatile study for your home office needs, and an extended kitchen/breakfast room that effortlessly accommodates your culinary aspirations. Additionally, a dedicated utility room ensures practicality in daily living.

Venturing to the first floor, you'll find four generously proportioned bedrooms, offering ample space for family and guests. The primary bedroom boasts its own en-suite and built in wardrobes providing a private retreat, while a well-appointed family bathroom caters to the needs of the household.

Outside, this residence doesn't disappoint, featuring beautifully landscaped front and private rear gardens that create a serene outdoor environment. A double garage and off-road parking for two cars provide convenience and security for your vehicles.

Ground Floor

Entrance Hall

Enter via UPVC door, UPVC double glazed window to front elevation, stairs rising to first floor, under stairs storage cupboard, designer copper column radiator, doors to all ground floor rooms, door to integral garage.

Sitting Room

UPVC double glazed bay window to front elevation, feature fireplace, two radiators, glass panel double doors to dining room, coving to ceiling.

Dining Room

UPVC double glazed patio doors to rear elevation, radiator, coving to ceiling.

Home Office

UPVC double glazed window to rear elevation, built in office desk and furniture, built in window seat with storage, coving to ceiling. Radiator.

Kitchen/Breakfast Room

UPVC double glazed window to rear elevation, UPVC double glazed patio doors to rear elevation, electric sky light, fitted with a range of wall and base level units with work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, tiled splashback, built in appliances to include oven and induction hob with extractor over, space for American style fridge/freezer, tiled floor, inset spotlights, open plan to utility area. Underfloor heating.

Utility Area

Fitted with base and wall level units with work surfaces over, space and plumbing for washing machine, composite sink and drainer unit, tiled splashback.

Cloakroom

Suite comprising low level W/C, wash hand basin and tiled splashback.

First Floor

Landing

Loft access, airing cupboard.

Bedroom One

UPVC double glazed window to front elevation, built in wardrobes, door to en suite, radiator.

En Suite

Suite comprising walk in shower cubicle, vanity unit with inset sink, low level W/C, built in storage, tiling to splash back areas, obscured double glazed window to front aspect. Built in music system, ladder style heated towel rail.

Bedroom Two

UPVC double glazed window to front aspect, built in wardrobes, radiator.

Bedroom Three

UPVC double glazed window to rear aspect, radiator.

Bedroom Four

UPVC double glazed window to rear aspect, built in wardrobes, radiator.

Bathroom

UPVC double glazed obscure window to rear elevation. Three piece suite comprising walk in shower, bath with mixer tap over, low level W/C, vanity unit with inset sink, built in storage, ladder style radiator, resin flooring, built in music system.

Externally

Front Garden

Resin bonded driveway, providing off road parking for two vehicles, leading to double garage, lawn area with various plants and shrubs, gated side access.

Double Garage

17'10" x 15'11" (5.46 x 4.86)

Up and over electric door, power and light connected, sink units, central heating gas fired boiler, door leading to entrance hall.

Rear Garden

Private and fully enclosed. Resin bonded patio area leading to recently re turfed lawn area, flowers beds with various plants and shrubs, fully enclosed, outside tap, shed.

Agents Notes

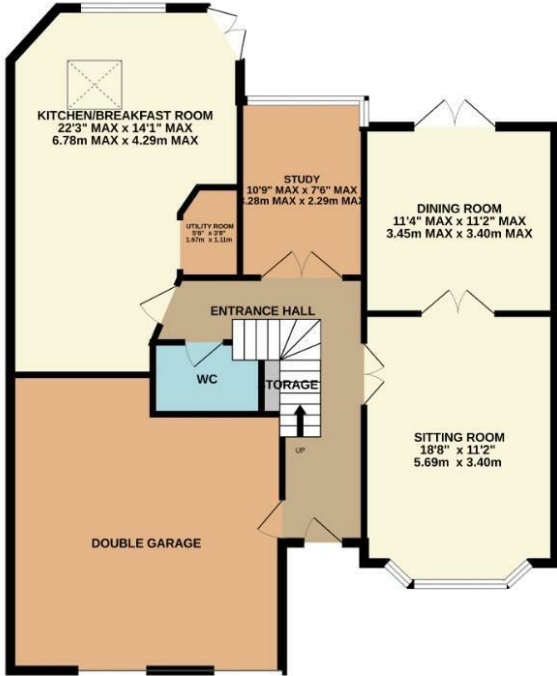
Local Authority: West Northamptonshire

Council Tax Band: F





GROUND FLOOR



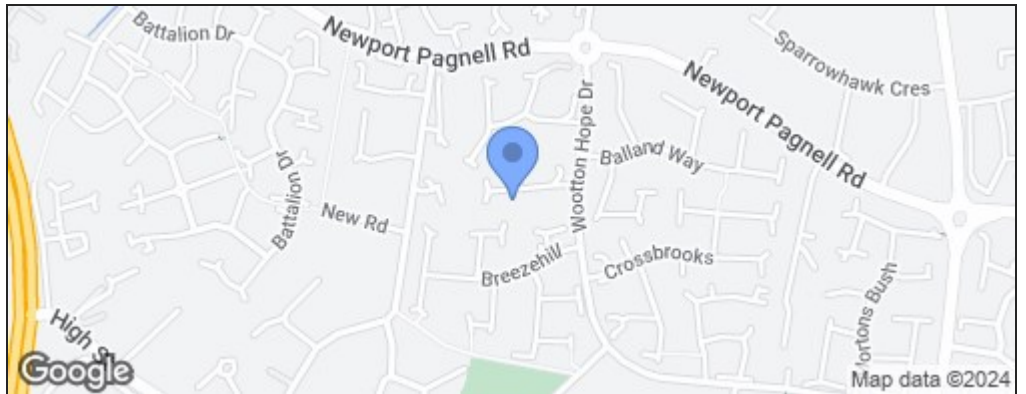
1ST FLOOR



KIRBY CLOSE, WOOTTON FIELDS

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.