

**26 Middle Greeve  
Wootton Fields  
NORTHAMPTON  
NN4 6BB**

**£585,000**



- **FOUR DOUBLE BEDROOMS**
- **REFITTED KITCHEN**
- **SUPERBLY PRESENTED**
- **GARAGE AND DRIVE**

- **SOUGHT AFTER LOCATION**
- **FOUR RECEPTION ROOMS**
- **CUL-DE-SAC LOCATION**
- **ENERGY PERFORMANCE RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Modernised and updated throughout, this modern detached property, built by Messrs David Wilson Homes is situated in a quiet cul-de-sac location in Wootton Fields. The accommodation comprises; an entrance hall, cloakroom/WC, sitting room, dining room, snug/study, a separate office, a stylishly refitted kitchen/breakfast room with integrated appliances and a utility room on the ground floor. To the first there is a large master bedroom with built-in wardrobes and refitted modern ensuite shower room, three further double bedrooms all with built-in wardrobes and a four-piece family bathroom suite. The property benefits from uPVC double glazing, gas radiator central heating and is superbly decorated and presented throughout. Externally there is a front garden with lawn, double width drive with off road parking leading to an integral garage. The rear garden has a patio and lawn areas and offers a fair degree of privacy.

## **Ground Floor**

### **Entrance Hall**

Entered via a part glazed door under a storm canopy, stairs rise to the first floor landing, radiator, doors to the ground floor rooms.

### **Sitting Room**

19'0 into bay x 11'10 (5.79m into bay x 3.61m)

Double glazed bay window to the front elevation, two radiators, feature fireplace, television point, double doors to the dining room.

### **Dining Room**

10'9 x 10'2 (3.28m x 3.10m)

Double glazed French Doors to the rear garden, radiator.

### **Snug/Study**

Bow bay double glazed window to the rear elevation, radiator laminate flooring.

### **Kitchen**

13'7 x 10'3 (4.14m x 3.12m)

Refitted in a stylish and modern range of wall and base level units with complementary polished granite work surfaces over and extending into a peninsula breakfast bar, inset sink and formed drainer with mixer tap over, integrated dishwasher, built in electric oven and microwave oven, five ring gas hob with an extractor over, double glazed window to the rear elevation, tiled flooring, door to the utility room.

### **Utility**

9'0 x 5'4 (2.74m x 1.63m)

Space for an American style fridge freezer, plumbing for a washing machine, radiator, tiled flooring, double glazed door to the side elevation and doors to an understairs storage cupboard, as well as the garage.

### **Office**

13'9 x 6'5 (4.19m x 1.96m)

Double glazed window to the front elevation, radiator.

### **Downstairs W.C.**

Refitted with a modern white suite comprising; a low level W.C. and a wash hand basin with a vanity unit under, tiled walls and flooring, heated towel rail.

## **First Floor**

## **Landing**

Doors to the first floor accommodation, airing cupboard, loft access.

## **Bedroom One**

15'3 x 11'10 (4.65m x 3.61m)

Double glazed window to the front elevation, a range of built-in wardrobes, radiator, door to the ensuite shower room.

## **Ensuite**

Refitted with a modern white suite comprising; a large shower cubicle, low level W.C. and a wash hand basin set into a stylish vanity unit, tiled walls and flooring, heated towel rail, double glazed window to the front elevation.

## **Bedroom Two**

14'11 x 14'3 (4.55m x 4.34m)

Double glazed window to the front elevation, built-in wardrobes, radiator.

## **Bedroom Three**

14'2 x 9'3 (4.32m x 2.82m)

Double glazed window to the rear elevation, built-in wardrobes, radiator.

## **Bedroom Four**

10'9 x 10'2 (3.28m x 3.10m)

Double glazed window to the rear elevation, built-in wardrobes, radiator.

## **Family Bathroom**

Fitted with a suite comprising; a tiled shower cubicle, panelled bath, W.C. and a wash basin, radiator, tiling to splash back areas, radiator, double glazed window to the rear elevation.

## **Outside**

### **Front Garden**

Laid mainly to lawn, path to the front door, various maturing shrubs to the borders.

### **Rear Garden**

Laid mainly to lawn with a decked patio and sun terrace, timber fence enclosed, various maturing shrubs and trees.

## **Parking**

There is off road parking on the drive for two vehicles in front of the garage.

## **Garage**

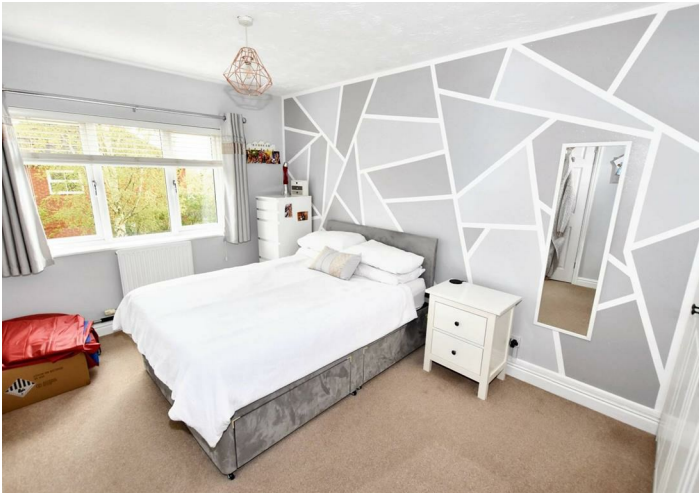
Up and over door, power and light connected.

## **Agents Notes**

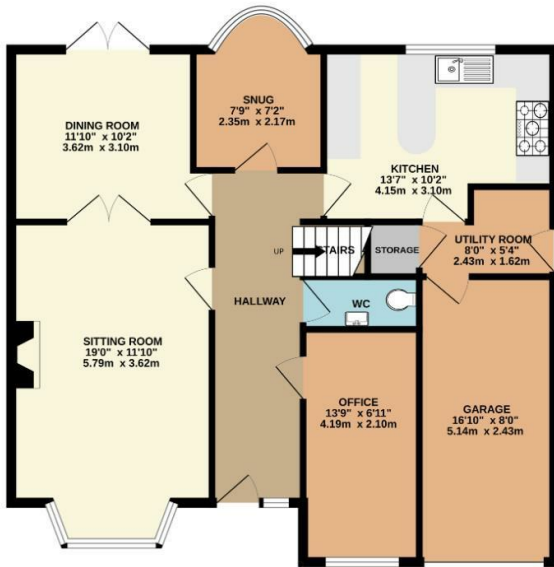
Local Authority: West Northants

Council Tax Band: F





GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



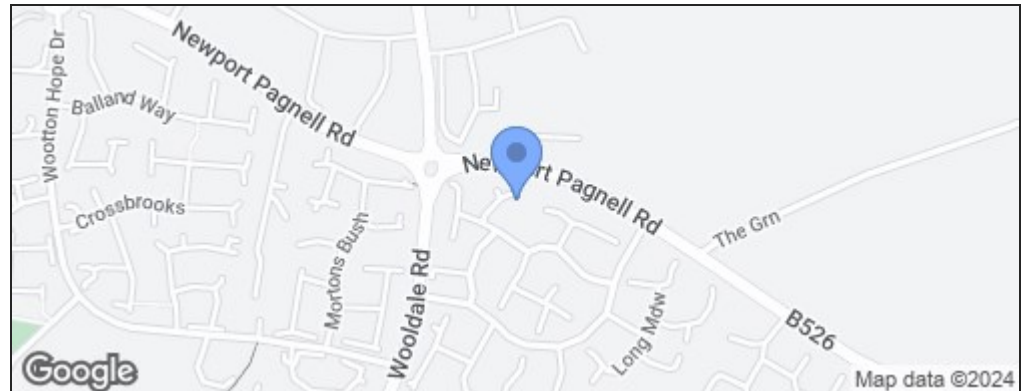
1ST FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 1814 sq.ft. (168.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>80</b>



### Disclaimer

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