

**17 Sorrel Close
Wootton
NORTHAMPTON
NN4 6EY**

Guide Price £725,000



- **LARGE DETACHED PROPERTY**
- **MASTER AND GUEST BEDROOMS WITH EN SUITE**
- **DOUBLE GARAGE**
- **UTILITY ROOM**
- **CAROLINE CHISHOLM SCHOOL CATCHMENT AREA**
- **FIVE BEDROOMS**
- **THREE RECEPTION ROOMS**
- **UPVC DOUBLE GLAZED**
- **SOUGHT AFTER LOCATION**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Sorrel Close, Wootton, Northampton - a stunning property that exudes elegance and modernity. This detached house boasts ample space with three reception rooms, perfect for entertaining guests or simply relaxing with your family. With 5 spacious bedrooms, there is plenty of room for everyone to have their own sanctuary.

The property features two en-suite shower rooms plus a family bathroom, ensuring convenience and comfort for all residents. The modern age of the house means you can enjoy contemporary amenities and stylish finishes throughout.

One of the standout features of this property is the parking space available for 4 vehicles, a rare find in many homes. Say goodbye to the hassle of searching for parking - here, you have plenty of space for your vehicles.

Located in the charming area of Wootton, Northampton, this property offers a peaceful retreat from the hustle and bustle of city life while still being conveniently located near amenities and transport links. Don't miss the opportunity to make this house your home - book a viewing today and step into a world of comfort and luxury at Sorrel Close.

Ground Floor

Entrance Hall

Stairs rising to first floor landing, radiator, French doors to lounge and dining room, doors to:

Cloakroom

Refitted cloakroom comprising low level W/C, hand wash basin, towel rail, tiled walls and floor, UPVC double glazed window to front.

Lounge

18'6" x 11'8" (5.66 x 3.57)

Radiator, laminate flooring, UPVC double glazed window to side and rear, UPVC French doors leading to garden.

Dining Room

10'5" x 15'3" into bay (3.19 x 4.66 into bay)

Radiator, UPVC double glazed bay window to rear.

Study

11'9" x 9'1" into bay (3.60 x 2.77 into bay)

Radiator, UPVC double glazed bay window to front.

Kitchen

16'2" x 13'8" (4.94 x 4.17)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, space for range cooker, built in dishwasher, UPVC double glazed window to rear, UPVC French doors to rear, door into garage, door to:

Utility Room

Comprising sink unit with base cupboards below, work surfaces, tiling above work surfaces, wall mounted gas fired boiler, tiled flooring, plumbing for washing machine, space for tumble dryer, door to side.

First Floor

Landing

Split landing, laminate flooring, built in airing cupboard, UPVC double glazed window to front, doors to:

Bedroom One

14'10" x 11'11" (4.54 x 3.65)

Build in wardrobes, radiator, laminate flooring, UPVC double glazed window to rear, door to:

En Suite

Recently refitted suite comprising large walk in double shower cubicle, twin sink units, low level W/C, tiled floor and walls, heated towel rail, UPVC double glazed window to side.

Bedroom Two

13'10" x 12'9" (4.22 x 3.90)

Laminate flooring, built in wardrobes, radiator, UPVC double glazed window to rear, door to:

En Suite

Suite comprising shower cubicle, hand wash basin, low level W/C, radiator, tiled splash areas, UPVC double glazed window to rear.

Bedroom Three

13'10" x 11'4" (4.24 x 3.46)

Radiator, built in wardrobes, UPVC double glazed window to front.

Bedroom Four

12'8" x 8'0" (3.87 x 2.46)

Laminate flooring, built in wardrobes, UPVC double glazed window to rear.

Bedroom Five

10'10" x 9'0" (3.32 x 2.75)

Laminate flooring, radiator, UPVC double glazed window to rear, built in wardrobe.

Family Bathroom

Refitted suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled flooring and walls, heated towel rail, UPVC double glazed window to side.

Externally

Front Garden

Mainly laid to lawn, slate beds, enclosed by dwarf brick wall with metal railings, block paved driveway for off road park leading to garage.

Garage

18'2" x 17'10" (5.54 x 5.45)

Double garage with power and light connected, two up and over doors.

Rear Garden

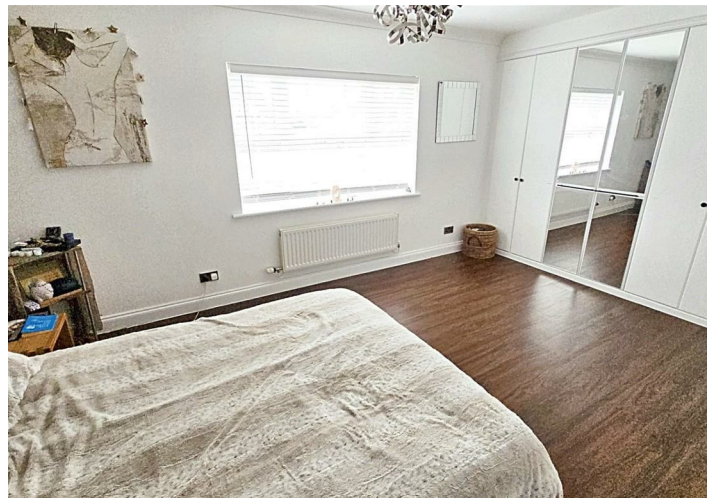
Paved patio area leading to lawn, flower and shrub borders, mature plants and trees, gated side access.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: G





GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



SORREL CLOSE, WOOTTON FIELDS

TOTAL FLOOR AREA : 2168 sq.ft. (201.4 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) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.