

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

£575,000



- **FOUR DOUBLE BEDROOMS**
- **REFITTED KITCHEN**
- **VIRTUAL TOUR AVAILABLE**
- **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

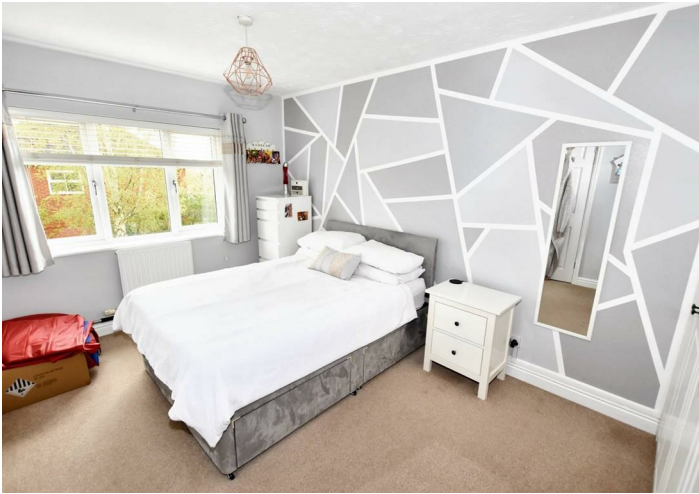
Up and over door, power and light connected.

Agents Notes

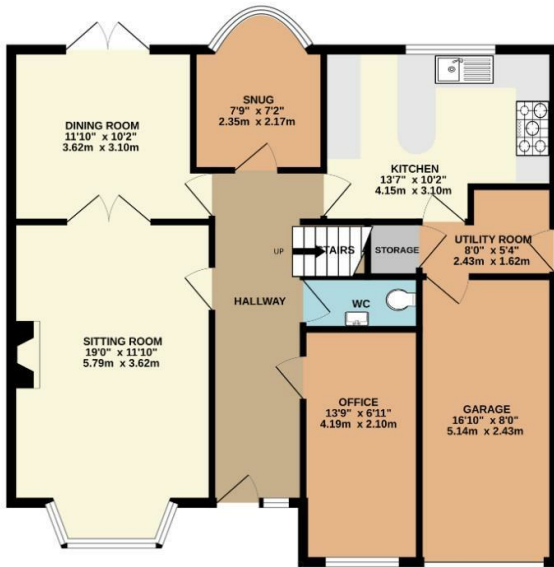
Local Authority: West Northants

Council Tax Band: F





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



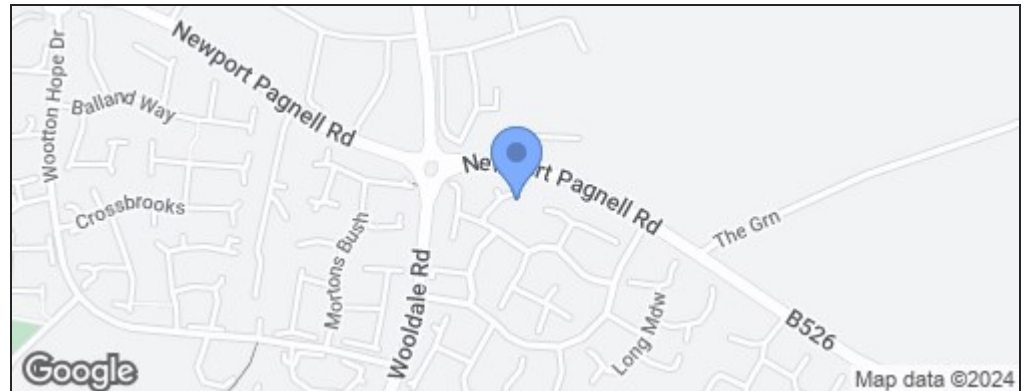
1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.