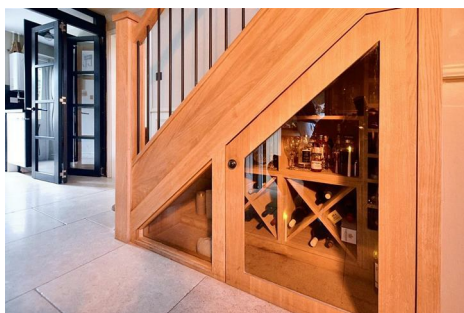


**22 Milton Bridge
Wootton Fields
NORTHAMPTON
NN4 6AT**

£500,000



- **SUBSTANTIAL PLOT AND GARDEN**
- **PARKING FOR SEVERAL VEHICLES**
- **FOUR BEDROOMS**
- **DOUBLE GARAGE**

- **CUL-DE-SAC LOCATION**
- **SEPARATE RECEPTIONS**
- **EN-SUITE, UTILITY AND CLOAKROOM**
- **ENERGY PERFORMANCE RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An attractive, double fronted, detached four bedroom home, with a substantial plot, nestled in to the corner of a quiet cul-de-sac location in Wootton Fields. This executive family home has been lovingly updated by the current owners and offers the potential for future extension (STPP). The accommodation comprises; an entrance hall, sitting room, dining room, kitchen, utility, cloakroom W.C. and a conservatory on the ground floor, a main bedroom with ensuite shower room, three further bedroom's and a family bathroom on the first floor. Externally there is a large frontage providing parking for several vehicles, a front garden, double garage and a long southerly facing rear garden. Benefits include uPVC double glazing, gas fired radiator heating, walking distance to well regarded local schools as well as local shops and amenities. The property offers versatile living accommodation and internal viewing is recommended to fully appreciate the space on offer.

Ground Floor

Entrance Hall

Entered via a composite door, natural stone flooring with under floor heating, oak doors to the accommodation, stairs rising to the first floor with a cast iron spindle and oak rail banister, bi-fold doors to the utility, double doors to a cloaks cupboard, under stairs wine cellar.

Sitting Room

15'10 x 11'5 (4.83m x 3.48m)

Two double glazed windows to the front elevation with bespoke shutters, feature panelled wall with an inglenook fireplace, brick hearth, inset log burner and a solid aged Parisian oak beam mantle, picture rail, two radiators, wall light points, television point, door to lobby.

Lobby

Double glazed doors and windows to the conservatory, borrowed light window to the sitting room, storage shelving to both sides.

Conservatory

10'4 x 10'4 max (3.15m x 3.15m max)

Of uPVC over dwarf wall construction with double glazed French doors and windows to the rear garden, power and light connected, ceiling fan.

Dining Room

9'1 x 8'11 (2.77m x 2.72m)

Two double glazed windows to the front elevation with bespoke shutters, radiator, panelled feature wall, oak veneered herringbone flooring, picture rail.

Kitchen

11'3 x 9'5 (3.43m x 2.87m)

Fitted with a range of wall and base level units with complementary work surfaces, inset one and a half bowl sink drainer unit with a mixer tap over, five ring gas range with an extractor over, integrated dishwasher, space and plumbing for an 'American Style' fridge/freezer, natural stone flooring with under floor heating, double glazed window to the rear elevation.

Utility

6'3 x 6'2 (1.91m x 1.88m)

Base level units with a work surface over, plumbing for an automatic washing machine, inset sink, wall mounted boiler, door to the rear garden, natural stone flooring with under floor heating.

Cloakroom W.C.

Fitted with a suite comprising a low level W.C, and a copper wash basin set on a stone plinth with a waterfall tap, cast iron style radiator, tiled flooring, tiled walls over timber panelling, double glazed window to the front elevation.

First Floor

Landing

Double glazed window to the front elevation, oak doors to the first floor accommodation, airing cupboard, loft access, cast iron spindle and oak rail banister, picture rail.

Main Bedroom

11'11 x 10'8 (3.63m x 3.25m)

Double glazed window to the rear elevation, picture rail, radiator, television point, door to the en-suite.

En-suite Shower Room

Fitted with a suite comprising a tiled shower cubicle and a an uprated power shower with pump, low level W.C. and a wash basin, double glazed window to the rear elevation, tiled walls and flooring,

Bedroom Two

36'1"26'2" x 26'2"9'10" (11'8 x 8'3)

Double glazed window to the rear elevation, radiator, picture rail, built-in double wardrobe.

Bedroom Three

11'7 x 6'11 (3.53m x 2.11m)

Double glazed window to the front elevation, radiator, picture rail.

Bedroom Four

11'3 x 6'6 (3.43m x 1.98m)

Double glazed window to the front elevation, radiator, picture rail.

Bathroom

Fitted with a suite comprising a panelled bath with a shower and screen over, wash basin and W.C., heated towel rail, double glazed window to the front elevation,

Outside

Front Garden

Laid mainly to lawn, path to the front door, gated side access to the rear garden, courtesy door to the garage.

Rear Garden

A southerly facing rear garden with a generously sized paved patio, raised lawn enclosed by an ornamental wall, well stocked beds and borders with a variety of maturing shrubs, hard standing for a garden shed, bark chipped play area.

Off Road Parking

There is provision to park several vehicles on the drive and sizeable gravelled area to the side,

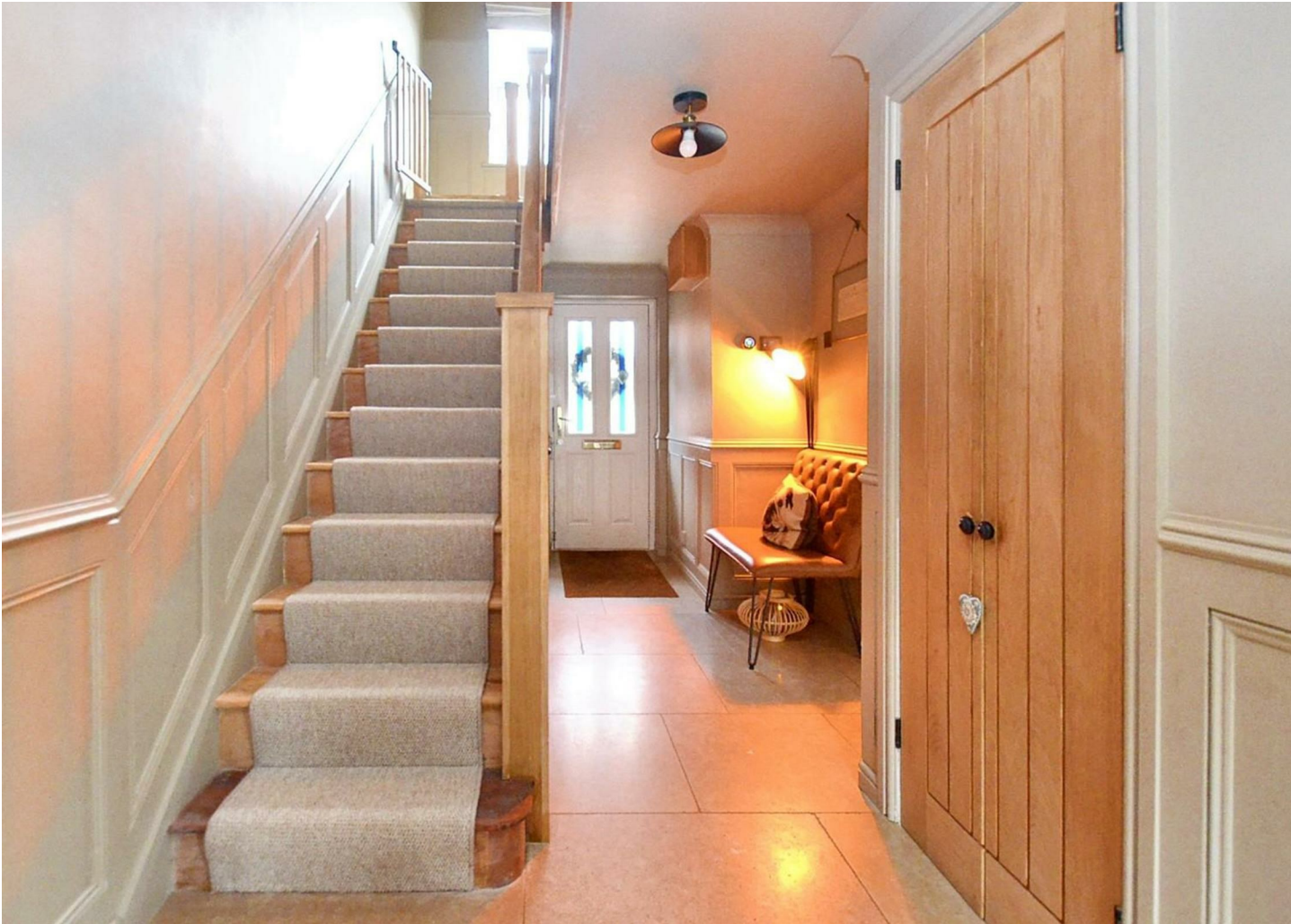
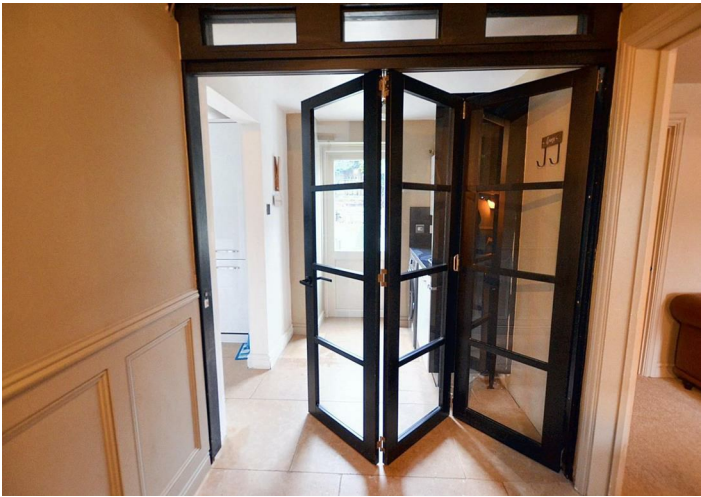
Double Garage

Accessed via twin up and over doors, storage in the eaves, power and light connected, courtesy door to the side.

Agents Notes:

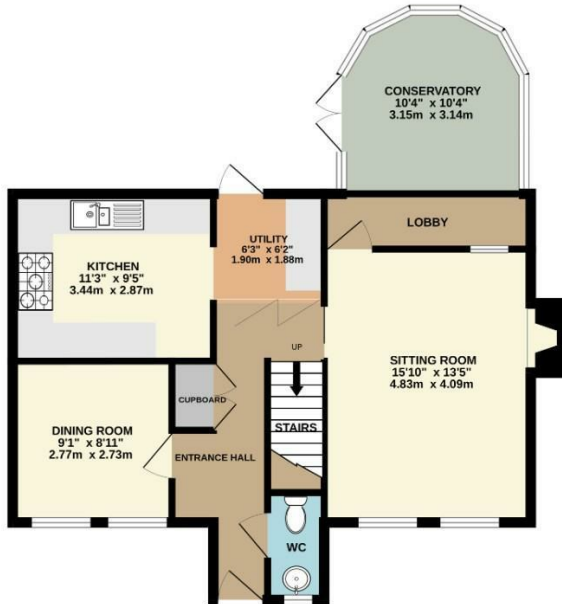
Local Authority: West Northants
Council Tax Band: E
Energy Performance Rating: C



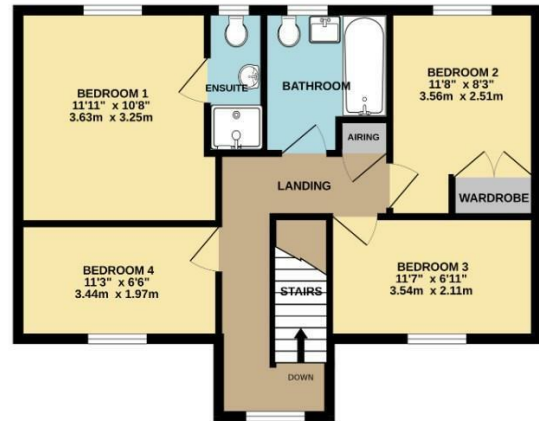




GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.0 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		
(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.