



**3 Blanchard Close, Wootton, Northampton, NN4 6RA**  
**Guide Price £475,000 Freehold**

FABULOUS, FOUR BEDROOM, DETACHED, FAMILY HOUSE built by MSSRS 'Bloor Homes' and situated on this highly regarded no-through development of SIMPSON MANOR, close to the southern Ring Road and M1 Motorway. Accommodation offers an open fronted porch with ornate door into an entrance hall, fabulous extended family living space with room for sofas and dining table and having re-fitted kitchen units, adjoining utility with stable door to garden and cloakroom/WC, separate sitting room with bay window, first floor landing with doors to four bedrooms (master with re-fitted stylish en-suite) and a re-fitted family bathroom. Outside is slate chipped and block paved double width driveway leading to an integral garage where by the rear section has been converted for storage and is also accessible from the hallway. There is a side gate to an enclosed rear garden with raised deck and hot tub. EPC Rating: D. Council Tax: E.

**Popular Simpson Manor Development | Attractive Detached House | Four Bedrooms & Two Bathrooms | Stunning Family Living Kitchen | Integral Garage/Store & Parking | Highly Recommended**

modern marketing · traditional values

### HALLWAY

Enter via composite door. Radiator. Amtico Signature flooring. Storage cupboard. Stairs to first floor. Doors to connecting rooms. Door to rear section of garage.

### LOUNGE 4.50m x 3.51m (14'9 x 11'6)

Double glazed bay window to front elevation. Radiator. Double oak doors with bevel edge glass panels opening into the dining room.

### LIVING/KITCHEN 6.10m x 6.68m (20' x 21'11)

A fabulous open plan space combining living area, dining area and kitchen.

### KITCHEN AREA

Double glazed window to rear elevation. Radiator. Shaker style wall and base units with extractor over. Space for American style fridge with units either side. Built in dishwasher. Amtico Signature flooring.

### LIVING DINING AREA

Bi-folding doors to garden. Down lighters to ceiling. Radiators. Amtico Signature flooring.

### UTILITY 3.05m x 1.45m (10' x 4'9)

Double glazed window to rear elevation. Radiator. Stable door to garden. Stainless steel sink with mixer tap and tiled splash back. Space for two under counter appliances. Continuation of Amtico Signature flooring.

### WC

Double glazed window to side elevation. Radiator. Low level WC and wash hand basin in vanity unit. Continuation of Amtico Signature flooring.

### FIRST FLOOR LANDING

Access to loft space. Cupboard.

### BEDROOM ONE 3.78m x 3.94m (12'5 x 12'11)

Two double glazed window to front elevation. Radiator. Two built in double wardrobes. Dimmer switch.

### EN-SUITE 2.36m x 2.29m (7'9 x 7'6)

Obscure double glazed window to front elevation. Refitted white suite consisting of shower cubicle. Low level WC. Pedestal wash hand basin. Chrome ladder style radiator.

### BEDROOM TWO 3.71m x 3.10m (12'2 x 10'2)

Double glazed window to rear elevation. Radiator. Two built in double wardrobes.

### BEDROOM THREE 2.74m x 2.67m (9' x 8'9)

Double glazed window to rear elevation. Radiator. Built in cupboard.

### BEDROOM FOUR 2.51m x 2.24m (8'3 x 7'4)

Double glazed window to rear elevation. Radiator.

### BATHROOM 2.21m x 2.36m (7'3 x 7'9)

Obscure double glazed window to side elevation. Corner spa bath with mixer tap and splash back, low level WC and pedestal wash hand basin. Amtico flooring. Chrome ladder style radiator.

### OUTSIDE

#### FRONT GARDEN

Slate chipped and blocked paved frontage. Providing off road parking.

#### GARAGE/STORE

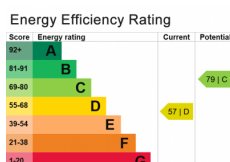
Front section ideal for storage of bikes/tools etc. Up and over garage door. Connecting door to rear section accessible from the hallway. Built up suspended floor. Ceiling with downlights. Base and wall cupboards. Wall shelving. Radiator.

#### REAR GARDEN

Artificial lawn. Stone chipped seating area. Raised deck with hot tub and store under covered area. Side gate to front. Three water taps. Outside lighting.

#### DRAFT DETAILS

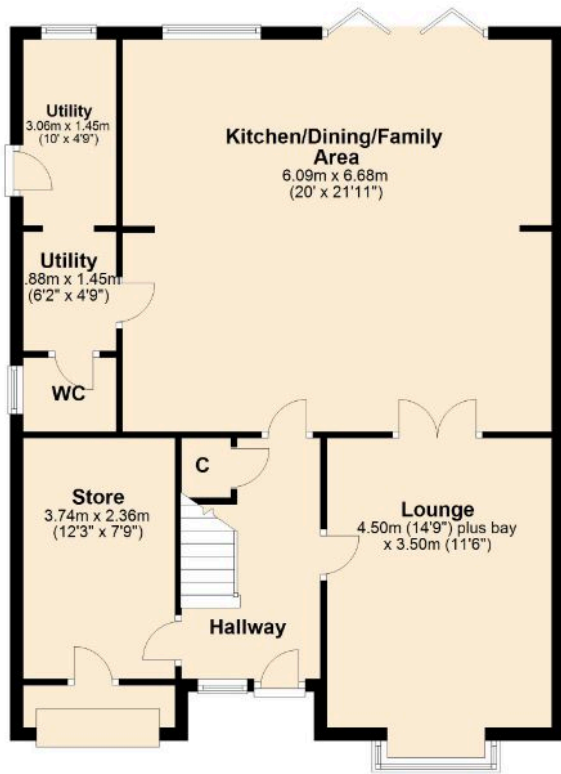
At the time of print, these particulars are awaiting approval from the Vendor(s).



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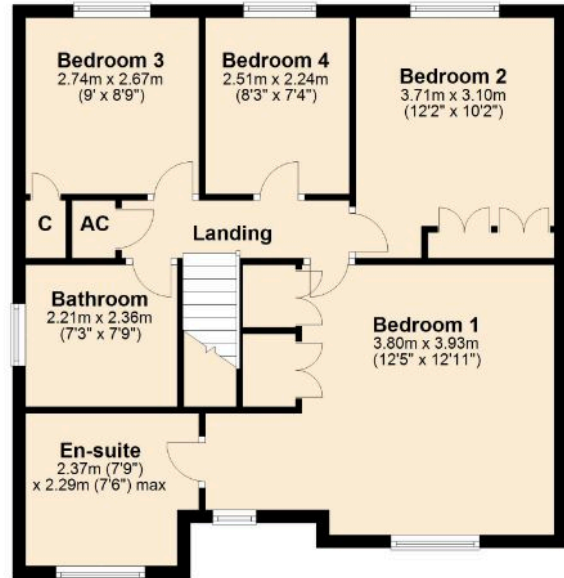
### Ground Floor

Approx. 86.6 sq. metres (932.2 sq. feet)



### First Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 152.3 sq. metres (1639.7 sq. feet)



## LOCAL AREA INFORMATION

The village of Wootton lies 3 miles south of Northampton town centre separated from the neighbouring village of Hardington by the B526 Newport Pagnell Road. Except for the church, little of the village dates earlier than Stuart times and there are many brick cottages of equivalent age to the stone houses found within the village, which now backs onto several modern housing estates including Wootton Fields and the area previously occupied by an army barracks. Local amenities are plentiful and include community centre, working men's club, medical centre, pub/restaurants, hotel, shop, butcher, chemist, Waitrose, Wyevale garden centre and primary school. Secondary education is provided for at the newly built Caroline Chisolm School. Well placed for commuters, the nearest main road link is M1 J15 less than 2 miles away via the A45, whilst Northampton also offers a mainline rail service to Birmingham New Street and London Euston via Milton Keynes.

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