

38 Middle Greeve

Wootton Fields, Northampton, NN4 6BB

£595,000 Freehold



Quietly positioned at the end of a cul-de-sac within the popular area of Wootton Fields you'll find this well presented four bedroom detached family home.

The property boasts being in fantastic decorative order throughout, three reception rooms, double garage, en-suite to bedroom one, fitted wardrobes in all four bedrooms and a landscaped westerly facing garden. Further benefits include gas central heating and uPVC double glazing.

In brief the accommodation comprises, entrance hall, sitting room, dining room, study/snug, kitchen breakfast room, utility and WC.

First floor landing, bedroom one with en-suite, three further bedrooms and family bathroom.

Outside to the front is a pebbled garden with natural shrub borders and double width driveway leading toward the double garage. The rear garden has been tastefully landscaped with large patio area with porcelain tiles and a lawned area with mature bedded borders.

EPC Rating D. Council Tax Band F.



ENTRANCE HALL

Entrance via obscure double glazed composite door. Obscure double glazed window to front elevation. Radiator. Wooden panelling. Amtico flooring. Coving. Telephone point. Glazed doors to all rooms. Door to garage.

SITTING ROOM 5.85m x 3.41m (19'2 x 11'2)

uPVC double glazed bay window to front elevation. Two radiators. Gas fire place with stone surround and hearth with wooden mantle. Coving. Dado rail. Television aerial point. Glazed double doors to:

DINING ROOM 3.27m x 3.13m (10'9 x 10'3)

uPVC double glazed French doors to rear garden. Radiator. Coving. Dado rail.

SNUG / STUDY 3.22m into bay x 2.16m (10'7 into bay x 7'1)

uPVC double glazed bow bay window to rear elevation. Radiator. Coving. Telephone point. Television aerial point.

KITCHEN / BREAKFAST ROOM 2.94m x 3.11m (9'8 x 10'2)

uPVC double glazed window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with roll top work surfaces over. One and a half bowl sink and drainer unit with mixer tap over. Built in double oven, gas hob and extractor hood. Fitted dishwasher. Fitted fridge. Amtico flooring. Tiled splash backs. Door to:

UTILITY ROOM 1.51m x 1.55m (4'11 x 5'1)

Radiator. Fitted with a range of base units with roll top worksurfaces over. Space and plumbing for washing machine. Amtico flooring. Tiled splash backs. Obscure double glazed door to rear garden. Door to:

CLOAKROOM 1.29m x 1.67m (4'3 x 5'6)

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising wall mounted wash hand basin and WC. Amtico flooring. Tiled splash backs.

FIRST FLOOR LANDING

Radiator. Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 4.33m max x 4.33m (14'2 max x 14'2)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes. Dado rail. Telephone and television aerial points. Door to:

EN-SUITE 2.71m x 1.75m (8'11 x 5'9)

uPVC obscure double glazed window to front elevation. Heated towel rail. Suite comprising walk in shower, dual flush WC and wall mounted wash hand basin with mixer tap over and storage below. Wood effect laminate flooring. Tiled splash backs. Recessed ceiling spotlights. Extractor fan. Shaver point.

BEDROOM TWO 3.43m x 3.50m (11'3 x 11'6)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes.

BEDROOM THREE 2.73m x 3.27m (8'11 x 10'9)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

BEDROOM FOUR 2.86m x 3.46m (9'5 x 11'4)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

BATHROOM 2.06m x 2.94m (6'9 x 9'8)

uPVC obscure double glazed window to rear elevation. Radiator. Four piece suite comprising panelled bath with mixer tap and shower attachment over, shower cubicle, pedestal wash hand basin and WC. Tiled splash backs. Extractor fan. Shaver point.

OUTSIDE

FRONT GARDEN

Low maintenance pebbled garden with box hedge boundary. Double width driveway leading to the double garage. Front door under storm porch. Gated side access.

DOUBLE GARAGE 5.32m x 4.86m (17'5 x 15'11)

Up and over door. Power and light connected. Understairs storage cupboard. Door to entrance hall.

REAR GARDEN

Landscaped rear garden with large porcelain tiled patio area. Large shaped lawn with mature bedded borders housing a variety of plants, shrubs and trees. Enclosed by timber fencing.

DRAFT DETAILS

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





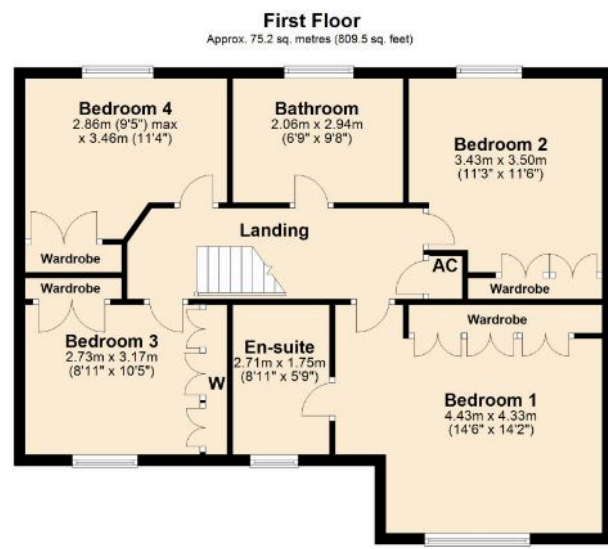
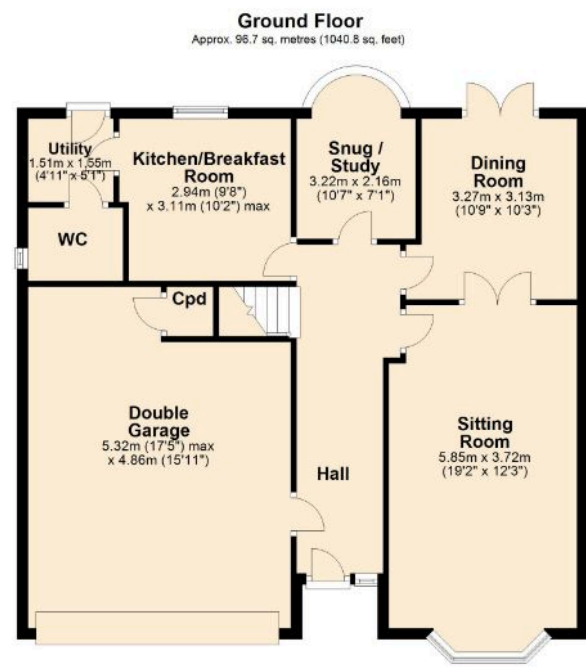
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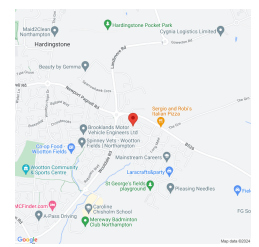
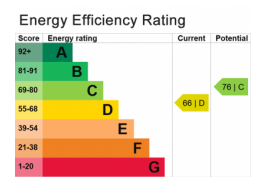


Local Area Information

Wootton Fields and Simpson Manor are modern developments occupying land to the north and east of Wootton village including the old army barracks site. With its own nursery, primary and secondary school facilities, the development also has a small precinct in Tudor Court, with various amenities including pharmacy, small supermarket, take away food and vet. A large garden centre can also be found along the main Newport Pagnell Road which runs to north of these urban areas. Other nearby main roads include the A508, A45 and M1 making this a popular location for commuters. Regular bus services also operate to Northampton town centre (4 miles away) where the train station offers mainline access to London Euston and Birmingham New Street.



Total area: approx. 171.9 sq. metres (1850.3 sq. feet)



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