



Connells

Cotton Meadow
Northampton



Property Description

A well presented and individually designed home located within a private road offering spacious and versatile accommodation throughout - this property needs to be viewed to appreciate the space there is to offer. This spacious home has been completed to a high standard with underfoot heating, TV/Media and Cat5 wiring to all rooms,

Enter through a stone arched porch leading into the entrance hall with a stunning wooden staircase. On the ground floor to the left is the dining room, on the right is a generous sized study and a cloakroom. Further reception rooms on the ground floor including a bright and spacious lounge as well as a generous sized family room. Furthermore, a kitchen leading to the utility room, which allows internal access to the garage, and a cloakroom.

On the first floor; there are four double bedrooms. The master bedroom is a spacious bedroom with en suite. Bedroom Two is another spacious bedroom with walk in wardrobe, balcony and a further en suite. The further two bedrooms are also generous sized double bedrooms. Furthermore, there is a family bathroom as well as a library which could be used for several purposes including a study or play room.

On the second floor; there are two further double bedrooms and a family bathroom.

Outside; a stunning well maintained rear garden allowing ample space for a growing family. To the front of the property there is parking for several vehicles .

Entrance Hall

Enter via door to front aspect. Double glazed window to front aspect.

Cloakroom

Low level WC and wash hand basin. Storage cupboard. Extractor fan.

Dining Room

12' 6" x 10' 6" (3.81m x 3.20m)
Double glazed window to front aspect.
Television point.

Lounge

17' 9" x 14' 5" (5.41m x 4.39m)
Double glazed windows to rear and side aspect. Television point. Doors leading to rear garden.

Family Room

20' 4" x 14' 5" (6.20m x 4.39m)
Double glazed window to rear aspect.
Television point. Doors leading to rear garden.

Kitchen

17' 9" x 15' 9" (5.41m x 4.80m)
Double glazed window to rear aspect. Wall and base units. Worksurfaces. Central island with work surfaces, induction hobs with hood over and base units. Integrated oven. Space for American style fridge freezer. Space for dishwasher. Sink and drainer unit.

Utility Room

8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed window to rear aspect. Door leading to garage. Wall and base units. Worksurfaces. Space and plumbing for washing machine. Space for tumble dryer. Sink and drainer unit.

Cloakroom

Double glazed window to side aspect. Low level WC and wash hand basin. Extractor Fan.

Study

13' 2" x 10' 6" (4.01m x 3.20m)

Double glazed window to front aspect.

First Floor

Bedroom One

26' 8" x 23' 7" (8.13m x 7.19m)

Double glazed window to front and rear aspect. Television point. Built in wardrobes.

En Suite

Double glazed window to rear aspect. Shower cubicle. Towel Rail. Vanity unit. Low level WC. Extractor fan.

Bedroom Two

23' 7" x 17' 9" (7.19m x 5.41m)

Double glazed window to rear aspect. Television point. Walk in wardrobe. Door leading to balcony.

En Suite

Low level WC. Vanity unit. Low level WC. Shower cubicle. Bidet. Extractor fan.

Bedroom Five

12' 6" x 12' 6" (3.81m x 3.81m)

Double glazed window to front aspect.

Bedroom Six

13' 2" x 10' 6" (4.01m x 3.20m)

Double glazed window to front aspect.

Library

13' 10" x 5' 11" (4.22m x 1.80m)

Double glazed window to front aspect.

Bathroom

Low level WC. Vanity unit. Shower cubicle. Freestanding bath. Towel Rail.

Second Floor

Bedroom Three

16' 2" x 14' 5" (4.93m x 4.39m)

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Four

16' 2" x 14' 5" (4.93m x 4.39m)

Double glazed window to rear aspect. Wall mounted radiator.

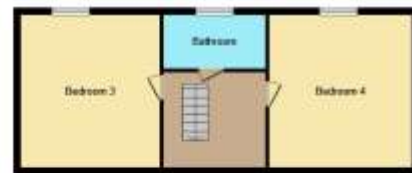
Bathroom

Velux window to the rear aspect. Low level WC and wash hand basin. Bath with shower over. Wall mounted radiator. Extractor fan.









Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/NHT412067



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