



Connells

The Courtyard Church Way
Ecton Northampton



Property Description

Enjoy the peace and tranquility of a highly sought-after neighborhood, surrounded by countryside and the impressive backdrop of Ecton Hall estate. This spacious residence boasts a sizable entrance hall that welcomes you into the heart of the home. The well-proportioned living spaces include a charming sitting room featuring multi-pane windows that invite natural light and offer delightful views of the front garden. The formal dining room continues the theme of spaciousness and style, with its tiled flooring and multi-pane window overlooking the serene rear garden. The property's handmade kitchen is a culinary enthusiast's dream and creates a warm and inviting atmosphere. A generously sized utility room, accessible from the kitchen, includes a stable door leading to the rear garden. The seamless access to the garage—which features both light and power—ensures convenience for everyday living. Ascend the staircase to find a spacious landing, perfect for a study area. From here, you can access all the bedrooms and the stylishly refitted main bathroom. The main bedroom is enhanced by fitted wardrobes and a private en suite shower room, providing a sanctuary for relaxation. Bedrooms two and three, both boasting fitted wardrobes, overlook the charming front courtyard. The main bathroom is a highlight, featuring a sumptuous freestanding roll-top bath, a walk-in shower. The property is approached through electronic controlled gates leading to a gravel driveway and the garage.

Entrance Hall

Enter via wooden door the front aspect. Wall mounted radiator.

Cloakroom

Window to the front aspect. Wash hand basin and low level WC. Wall mounted radiator.

Lounge

14' 7" x 14' 6" (4.45m x 4.42m)

Window to the front aspect. Wall mounted radiator. Log burner. TV and BT points.

Dining Room

11' 8" x 11' 9" (3.56m x 3.58m)

Window to the rear aspect. Wall mounted radiator. TV point.

Kitchen

Oak base units. Worksurfaces. Butler sink and drainer unit. Space for white goods. Wall mounted radiator. Window to the rear aspect.

Utility Room

Wall units. cupboard housing central heating boiler. Wooden stable door to the rear aspect.

Landing

Window to the front aspect. Access to loft space with ladder. Part boarded loft. Airing storage cupboard.

Bedroom One

14' 9" x 14' 5" max (4.50m x 4.39m max)

Window to the rear aspect. Wall mounted radiator. Built in wardrobes.

En Suite

Window to the rear aspect. Walk in shower, wash hand basin and low level WC. Towel rail.

Bedroom Two

11' 9" max x 14' 7" max (3.58m max x 4.45m max)

Window to the front aspect. Built in wardrobes. TV Point Wall mounted radiator.

Bedroom Three

14' 7" x 8' 6" (4.45m x 2.59m)

Window to the front. Built in wardrobes. Wall mounted radiator. TV point.

Bathroom

Roll top bath, walk in shower, wash hand basin and low level WC. Towel rail. window to the rear aspect.

Outside

Garage

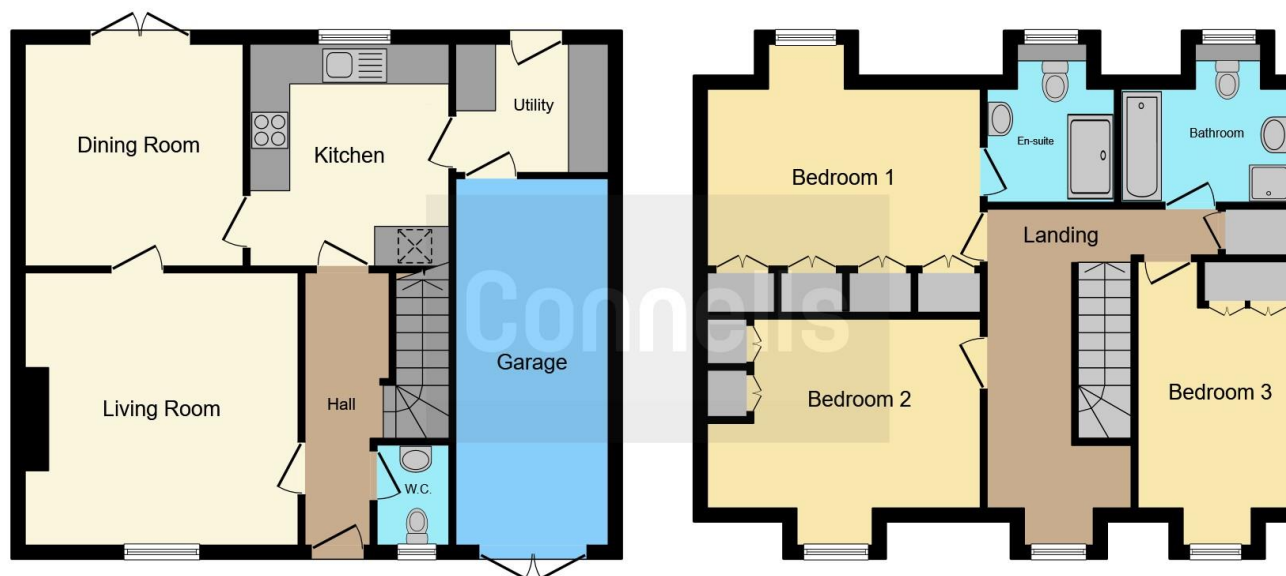
20' 1" x 7' 10" (6.12m x 2.39m)

Fuse board.









Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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6 Wood Hill
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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 500 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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