



Connells

Cotton Meadow
Northampton

Cotton Meadow Northampton NN5 5PP

for sale
£900,000



Property Description

Step through a charming stone-arched porch into a grand entrance hall, where a stunning wooden staircase immediately sets the tone for the quality within. The ground floor offers a dining room, a generously proportioned study, and a spacious lounge. Further enhancing daily life is a substantial family room, a beautifully appointed kitchen complete with a central island and a practical utility room, plus convenient internal access to the integral garage. Ascend to the first floor to discover four luxurious double bedrooms. The master suite offers a private en-suite bathroom, while Bedroom Two is a true highlight, featuring a walk-in wardrobe, a private balcony, and its own en-suite. The two further double bedrooms on this level are also impressively sized, complemented by a well-appointed family bathroom. A versatile library room, perfect as a second study, playroom, or hobby space, completes this floor. The second floor provides two additional generous double bedrooms and a further family bathroom, offering flexibility for a growing family or multi-generational living. Outside, the property truly shines. A stunning, meticulously maintained rear garden provides ample space for children to play and for outdoor entertaining and a true haven for relaxation. To the front, a driveway offers convenient off-road 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.

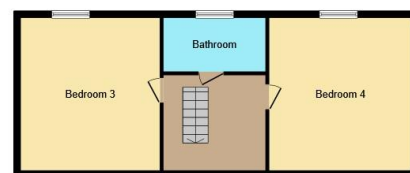
Bathroom

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 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 Council Tax
 Band: G

Tenure: Freehold

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