



Chariot Road, Wootton NORTHAMPTON NN4 6JP

welcome to

Chariot Road, Wootton NORTHAMPTON

A beautifully presented detached property situated within the sought after area of Wootton, in close proximity of road links, amenities and schools and benefiting from open views to the rear.



Storm Porch Entrance Hall

Double part obscure glazed door to front aspect, double obscure glazed side panel, tiled floor, radiator stairs to first floor landing, doors leading to cloakroom, lounge, glazed door to kitchen/diner.

Cloakroom

Low level WC, wash hand basin, tiled floor, extractor fan, radiator.

Lounge Area

15' 7" plus bay x 10' 9" (4.75m plus bay x 3.28m)
Double glazed bay window to front aspect, coving to ceiling, fitted wall mounted electric living flame fire, radiator

Kitchen/Diner

26' 2" x 10' 3" max (7.98m x 3.12m max)
Double glazed window to rear aspect, double glazed French doors to garden, fitted gloss wall and base units with work surfaces over, one half bowl sink with mixer tap and drainer, built in dish washer, induction hob with cooker hood over, eye level double oven, tiled to splashback area, tiled floor, breakfast bar, double glazed door to lounge, inset ceiling lights, door to utility room.

Utility Room

7' 2" x 5' 5" (2.18m x 1.65m)
Double part obscure glazed door to side aspect, wall and base gloss units with work surfaces over, plumbing for washing machine, space for fridge freezer, tiled floor, inset ceiling lights, radiator, door to garage.

First Floor Landing

Stairs from entrance hall, loft access, cupboard housing hot water and central heating boiler, doors to bedrooms and bathroom.

Bedroom One

11' 9" up to wardrobes x 10' 9" (3.58m up to wardrobes x 3.28m)
Double glazed window to front aspect, built in and

fitted wardrobes, door to ensuite.

Bedroom Two

10' 4" up to wardrobes x 9' 4" (3.15m up to wardrobes x 2.84m)
Double glazed window to rear aspect, built in wardrobes, radiator

Bedroom Three

12' 3" x 8' 4" (3.73m x 2.54m)
Double glazed window to front aspect, built in wardrobes, radiator.

Bedroom Four

10' 4" max x 8' 7" (3.15m max x 2.62m)
Double glazed window to rear aspect.

Bathroom

8' 4" max x 7' 2" (2.54m max x 2.18m)
Double obscure glazed window to rear aspect, bath with mixer taps and shower attachment, low level WC, wash hand basin, heated towel rail, part tiled walls, tiled floor, shaver point, extractor fan.

Front Garden

Open plan lawn frontage with some shrubs and tree, double width driveway providing off road parking for two vehicles, leading to garage.

Rear Garden

Fully enclosed with fencing with side gated access, landscaped paved patio area, additional blocked paved seating area and path, lawned garden with well stocked borders, outside tap, electric socket

Garage

Power and light, up and over door, courtesy door to utility room.



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welcome to

Chariot Road, Wootton NORTHAMPTON

- Beautifully presented detached property
- Sought after area of Wootton
- Fitted kitchen/diner
- Utility room
- Four double bedrooms

Tenure: Freehold EPC Rating: C

offers in the region of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114495 - 0003

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