



Grafton View, Wootton Northampton NN4 6HQ

welcome to

Grafton View, Wootton Northampton

A well presented property situated within the sought after village location of Wootton Village, offering versatile living space and scope for further development (subject to relevant planning regulations).



Entrance Hall

Entered via part obscure double glazed door to the front aspect, part obscure double glazed window to the front aspect, under stairs storage cupboard, two radiators and doors to bedrooms one, two and three, lounge, kitchen, dining room, bathroom and staircase to additional living area.

Lounge

18' 7" x 11' 4" max (5.66m x 3.45m max)
Double glazed window to the side aspect, double glazed French doors to the garden, wall mounted living flame gas fire, two radiators, ceiling coving, ceiling roses and archway to dining room.

Dining Room

11' 4" x 7' 9" (3.45m x 2.36m)
Double glazed window to the rear aspect, radiator, ceiling coving and ceiling rose.

Kitchen

12' 9" x 9' 7" (3.89m x 2.92m)
Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer with extendable mixer tap, tiling to splash backs, space for range cooker, built in Neff dishwasher, built in Bosch washing machine, space for American fridge/freezer, double glazed window to the rear aspect, radiator, part obscure glazed double glazed stable door to the garden.

Bedroom One

14' 7" x 9' 3" max (4.45m x 2.82m max)
Double glazed windows to the front aspect, fitted and built in wardrobes, radiator and folding door to ensuite.

Ensuite

Double glazed obscure window to the side aspect, WC, wash hand basin, shower cubicle, full tiling and heated towel rail.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)
Double glazed window to the front aspect and radiator.

Bedroom Three

11' 2" max x 6' 11" (3.40m max x 2.11m)
Double glazed window to the side aspect and radiator.

Bathroom

10' 6" max x 5' 9" (3.20m max x 1.75m)
Double obscure glazed window to the side aspect, WC, wash hand basin, Jacuzzi bath with mixer taps and shower over, bidet, extractor fan, full tiling, cupboard housing hot water and central heating boiler and heated towel rail.

First Floor

Living Area

21' 7" x 10' 9" +recess (6.58m x 3.28m +recess)
Double glazed velux window, two double glazed windows to the front aspect, sloping ceiling, undereaves storage, radiator, doors to bedroom four and bathroom.

Bedroom Four

13' 6" x 11' 6" (4.11m x 3.51m)
Double glazed velux window, sloping ceiling, undereaves storage and radiator

Bathroom

13' 8" x 5' 9" (4.17m x 1.75m)
Double glazed velux window WC, wash hand basin, shower cubicle, bath with mixer taps and shower over, part tiled walls, part panelled walls, tiled floor and heated towel rail.

Externally Front Garden

Open lawned frontage with well stocked shrubs, block paved driveway providing off road parking for several vehicles leading to garage, paved area part

enclosed with stone walling leading to side gated access.

Rear Garden

Fully enclosed with stone walling, fencing and railings with side gated access, extensive decked seating area with steps to paved patio area and lawned area, borders with mature shrubs, outside tap, wrought iron gate leading to additional garden to the side with double gated access, gravelled timber workshop, greenhouse and potential for redevelopment (subject to relevant planning regulations)

Garage

Accessed via up and over door from the driveway with power and lighting connected.



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welcome to

Grafton View, Wootton Northampton

- Well presented four bedroom property
- Sought after village location of Wootton
- Versatile living space
- Ensuite and two four piece bathrooms
- Gardens to front and rear with additional land which has potential for development (subject to relevant planning regulations)

Tenure: Freehold EPC Rating: C

£495,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114637 - 0005

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