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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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74 Turners Gardens, Wootton, Northampton, NN4 6LZ

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A fantastic opportunity to purchase a four-bedroom three-storey townhouse, situated in the popular location of Simpson Manor near Wootton. The property presents an attractive interior extending to approximately 1,150 sq ft comprising entrance hall, kitchen, lounge, WC with two bedrooms and a family bathroom to the first floor and a further two double bedrooms to the second floor. The bedroom one benefits from an ensuite. The rear garden is low maintenance with a sunny aspect and there is off-road parking for one vehicle and access to a single garage.

Price £315,000 Freehold

ACCOMMODATION

ENTRANCE HALL

15'09 x 6'05

Entered via a composite front door the floor is tiled and there are stairs rising to the first floor. There are doors to:-

KITCHEN

12'02 x 6'02

Fitted with a range of floor and wall-mounted cabinets with composite worktop and upstand. There is an integrated sink and drainer overlooking a window to the front elevation. The fitted appliances include fridge/freezer, washing machine, oven, x4 gas and extractor above.



LOUNGE

15'01 x 12'11

With floor-to-ceiling windows and doors to the rear elevation, there is carpet fitted with TV and telephone points connected.



WC

6'02 x 3'02

Suite comprising WC and hand wash basin.

FIRST FLOOR

LANDING

Stairs rising to the second floor with doors to:-

BEDROOM TWO

13'02 x 12'01

Space for a double bed and window to the rear elevation, there is carpet fitted.



BEDROOM FOUR

11'09 x 6'03

A window to the front elevation with carpet fitted. There is carpet fitted and the room is used as a home office.



BATHROOM

6'08 x 6'03

Suite comprising bath with shower over, tiled walls, WC and hand wash basin with a window to the side elevation.



SECOND FLOOR

BEDROOM ONE

15'01 x 11'01

A window overlooking the rear garden, this room has space for a king-sized bed and fitted wardrobes, there is a door to:-



ENSUITE

7'02 x 4'07

Suite comprising double shower, WC and hand wash basin with a window to the side elevation



BEDROOM THREE

12'03 x 9'05

Windows to the front elevation with space for a double bed and carpet fitted.



OUTSIDE

REAR GARDEN

Mainly laid to lawn with a south-west sunny aspect, there are mature shrub borders and a paved patio giving pedestrian access to:-

GARAGE

There is storage to the eaves and electricity connected with an up and over door to the front elevation

SERVICES

Mains gas, water, drainage and electricity, none of these have been tested.

HOW TO GET THERE

From Northampton town centre take the London Road to the Mereway roundabout and take the third exit onto the Newport Pagnell Road. Just after passing the garden centre turn right into Turners Gardens and proceed to the end where the property can be found on the right-hand side.

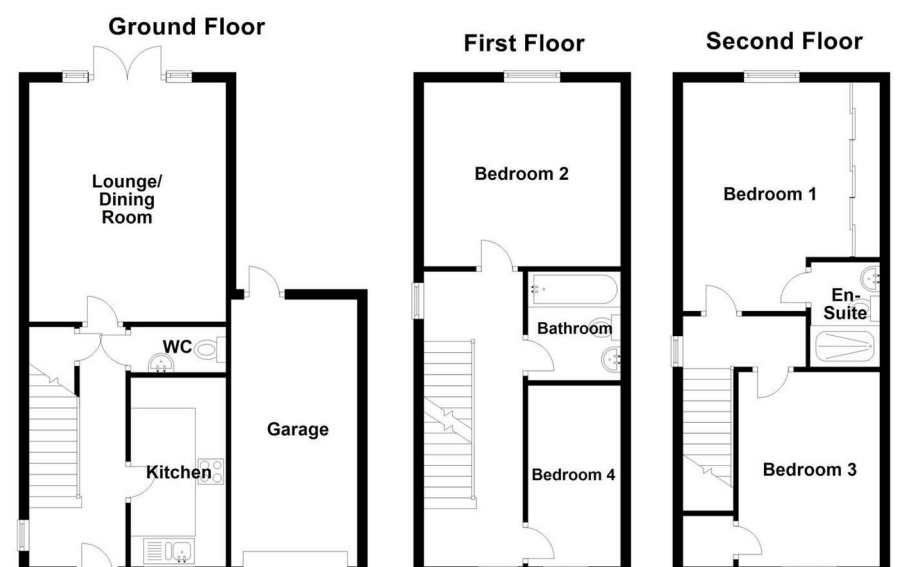
LOCAL AMINETIES

Within the nearby village of Wootton there is the Church of England Church, The Yeoman of England Public House and Restaurant, a Post Office/General Stores, a Chemist, a Drop in Surgery, Florists, Working Mens Club and Hairdressers. Educational facilities include the Wootton Primary School with Secondary Schooling at The Caroline Chisholm School. The Northampton Independent High School for Girls also stands on the outskirts of the village and there is access to a Waitrose and Garden centre within walking distance. Motorway access to the M1 Junction 15 is approximately one mile distant.

COUNCIL TAX

Northampton Borough Council - Band D
AWA Water Charge - Metered Supply

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For illustration purposes only - not to scale