



Connells

Harris Close
Wootton Northampton



Property Description

Connells are pleased to offer to the market this four bedroom detached family home built by the popular developer David Wilson. Ideally located on a corner plot in a sought after cul-de-sac within Wootton Fields. In brief this property comprising an entrance hall, cloakroom, living room, conservatory, kitchen / breakfast room, dining room and a home office completing the ground floor accommodation. To the first floor there are four double bedrooms and a family bathroom with the master bedroom benefiting from an en-suite shower room. Outside to the front of the property there is a laid to lawn garden and driveway providing off road parking for multiple cars leading to a double detached garage. To the rear of the property there is a mainly laid to lawn garden with a paved patio area and shrub borders. This home is within close proximity of both Primary and Secondary schools as well as having easy access onto the M1 motorway and A45. Viewing of this detached David Wilson home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with complimentary opaque windows either side. Doors leading off to the cloakroom, living room, kitchen / breakfast room, dining room and the home office. Stairs rising to the first floor landing, storage cupboard, wall mounted radiator, coving to the ceiling and a telephone point.

Cloakroom

Suite comprising a low level flush w.c and a wash hand basin with tiling to the splash back areas. Wall mounted radiator and an extractor fan.

Living Room

23' 2" Into Bay x 11' 8" (7.06m Into Bay x 3.56m)

UPVC double glazed bay window to the front elevation. UPVC double glazed patio doors to the rear elevation. Wall mounted radiator, coving to the ceiling and TV points.

Conservatory

11' 6" x 10' 7" (3.51m x 3.23m)
UPVC structure with French glazed doors to the side opening to the rear garden.

Kitchen / Breakfast Room

14' 2" x 9' 3" (4.32m x 2.82m)
Fitted with a range of wall and base level units. One and a half bowl stainless steel sink and drainer set into the work surface with tiling to the splash back areas. Integrated appliances comprising a dishwasher, under counter fridge, electric oven, grill and four ring gas hob. Connecting door to the utility room, space for a breakfast table and a wall mounted radiator. UPVC double glazed window to the rear elevation and UPVC double glazed French doors to the side elevation opening to the garden.

Dining Room

12' 6" into bay x 10' 6" (3.81m into bay x 3.20m)
UPVC double glazed bay window to the front elevation. Wall mounted radiator, coving to the ceiling and a TV point.

Home Office

9' 9" x 6' 6" (2.97m x 1.98m)
UPVC double glazed window to the rear elevation Wall mounted radiator and coving to the ceiling.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to four double bedrooms and the family bathroom. Access to the loft space, wall mounted radiator and a UPVC double glazed window to the front elevation,

Master Bedroom

12' 4" Max x 11' 7" (3.76m Max x 3.53m)
UPVC double window to the front elevation.
Built in wardrobes, TV point and a wall mounted radiator.

En-Suite Shower Room

Suite comprising a tiled shower cubicle, low level flush w.c and a pedestal wash hand basin with tiling to the splash back areas. Shaving point, extractor fan and a wall mounted radiator. Opaque UPVC double glazed window to the side and rear elevation.

Bedroom Two

10' 7" x 9' 4" Up to wardrobe (3.23m x 2.84m)
Up to wardrobe)
UPVC double glazed window to the front elevation. Built in wardrobes and a wall mounted radiator.

Bedroom Three

11' 7" x 10' 3" Max (3.53m x 3.12m Max)
UPVC double glazed window to the rear elevation and a wall mounted radiator.

Bedroom Four

10' 7" Into door recess x 9' 4" (3.23m Into door recess x 2.84m)
UPVC double glazed window to the rear elevation and a wall mounted radiator.

Family Bathroom

Suite comprising a panelled bath with a mixer tap over and a shower attachment, power shower and tiling to the splash back areas. Low level flush w.c and a pedestal wash hand basin with further tiling to the splash back areas. Wall mounted radiator, shaving point, extractor fan and an opaque UPVC double glazed window to the rear elevation.

Outside

Front Garden

To the front of the property there is a mainly laid to lawn garden and a driveway providing off road parking for multiple cars leading to the double detached garage. Access to the side of the property opening to the rear garden.

Rear Garden

The rear garden is mainly laid to lawn with a shrub and timber retaining fence. Paved patio and a courtesy door into the detached double garage. Access to the side of the property opening to the driveway.

Double Garage

Double detached garage with two up and over doors.

Council Tax Band

F.





Ground Floor



First 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 any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/WFL406732

Tenure: Freehold



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