



**Connells**

Holcutt Close  
Wootton Northampton





## Property Description

A Four Bedroom detached house with three reception rooms situated in a popular cul-de-sac location on the Wootton Fields. With a large conservatory, landscaped gardens and detached double garage all within easy reach of the local shops and schools.

Internally the spacious entrance hall gives access to all of the principle accommodation including the dual aspect living room, dining room with decorative apse window, study, cloakroom and spacious kitchen with the 19' conservatory off. Upstairs there are four generous bedrooms, including the master with en-suite shower room, and bathroom.

Outside the front is mostly laid to driveway providing off road parking for 2/3 vehicles and leading to the detached double garage. The fully enclosed rear garden is beautifully landscaped with planted borders, patio area with sunshade and covered decking seating area.

## Entrance Hall

Double glazed door to the front elevation. Doors to all principle rooms, under stairs cupboard, wall mounted radiator and coving to ceiling.

## Cloakroom

Suite comprising a low level wc and wash hand basin unit with tiling to splash back areas. Wall mounted radiator and double glazed window to the front elevation.

## Home Office

7' x 8' 9" ( 2.13m x 2.67m )  
Wall mounted radiator and two double glazed windows, one to the front and one to side elevation.

## Living Room

20' 9" x 11' 5" ( 6.32m x 3.48m )  
Double glazed bay window to the front elevation. Double glazed patio door overlooking the garden. Feature gas fireplace,

two wall mounted radiators and coving to ceiling. Double glass doors to the Entrance Hall.

## Dining Room

14' 7" max into bay x 9' 6" ( 4.45m max into bay x 2.90m )  
Double glazed bay window to the rear elevation. Wall mounted radiator and further door connection to the Kitchen and double glass doors to the Entrance Hall.

## Kitchen / Breakfast Room

18' 1" x 11' 10" ( 5.51m x 3.61m )  
Fitted kitchen with a range of wall and base level units. Ceramic one and a half bowl sink set into the roll top work surface with tiling to splash back areas. Plumbing for a washing machine and a dishwasher. Integrated appliances comprising double oven and electric hob. Double glazed window and door to the side elevation. Double glazed door to the Conservatory.

## Conservatory

10' 1" x 19' 2" ( 3.07m x 5.84m )  
Dwarf brick wall and UPVC construction, power and light with double doors to the garden.

## 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, airing cupboard, coving to ceiling and double glazed window to the front elevation,

## Master Bedroom

12' 7" x 11' 5" into wardrobes ( 3.84m x 3.48m into wardrobes )  
Double glazed window to the front elevation. Fitted wardrobes and wall mounted radiator. Door to:



### En-Suite Shower Room

Three piece suite comprising a shower cubicle, low level flush w.c and wash hand basin with tiling to the splash back areas. Extractor fan, wall mounted radiator, spotlights and UPVC opaque double glazed windows to the side and rear elevation.

### Bedroom Two

13' 6" max x 8' 11" ( 4.11m max x 2.72m )  
Double glazed window to the rear elevation and wall mounted radiator.

### Bedroom Three

9' 1" x 10' 2" ( 2.77m x 3.10m )  
Double glazed window to the rear elevation. Fitted wardrobes and wall mounted radiator.

### Bedroom Four

12' 6" x 7' ( 3.81m x 2.13m )  
Double glazed window to the front elevation. Fitted wardrobes and wall mounted radiator.

### Family Bathroom

Three piece suite comprising a low level flush wc, wash hand basin unit and panelled bath with shower over, and tiled to the splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

### Outside

#### Front Garden

Planted beds with mature shrubs and plants. Driveway providing off road parking for 2/3 vehicles.

#### Rear Garden

Fully enclosed rear garden is beautifully landscaped with planted borders, patio area with sunshade and covered decking seating area.

#### Double Garage

Detached double garage with two up and over doors and power and light connected.

#### 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.

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**EPC Rating: D**

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Tenure: Freehold



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