



Connells

Walkers Way
Wootton Northampton



Property Description

A very well presented four bedroom detached family home situated on the Wootton Fields development. Benefitting from separate reception rooms, utility room, garage, four bedrooms, beautiful gardens and off road parking.

Internally the property has an entrance hall with cloak room, spacious lounge, dining room, well appointed kitchen and utility room. Upstairs there are four generous bedrooms including the master with en-suite shower room and family bathroom.

Outside the front garden is laid to lawn with mature hedging and shrubs with a driveway providing off road parking for 2 vehicles. The rear garden is fully enclosed by timber fencing and is beautifully planted with mature shrubs, plants and trees and has a lovely seating area with pergola.

Entrance Hall

Double glazed door to the front elevation. Further doors leading off to lounge and kitchen. Stairs raising to the first floor landing. Storage cupboard.

Cloakroom

Suite comprising a low level flush w.c and a vanity wash hand basin with tiling to the splash back area. Wall mounted radiator.

Lounge

18' 4" x 13' (5.59m x 3.96m)
Double glazed bay window to the front elevation, fireplace, wall mounted radiators and coving to ceiling. Doors connecting to dining area.

Dining Room

14' 8" x 8' 6" (4.47m x 2.59m)
Patio doors opening to rear garden and further door connecting to living room. Wall mounted radiator and coving to ceiling.

Kitchen

11' 1" x 10' 6" (3.38m x 3.20m)
Fitted kitchen with a range of wall and base level units set into work surfaces. One and a half bowl stainless steel sink and drainer with swan neck tap over and tiling to splash back areas. Integrated appliances comprising a double oven and gas hob with stainless steel extractor fan over. Plumbing for dishwasher and space for under counter fridge or freezer. Double glazed window to the rear elevation.

Utility Room

Fitted with base and wall level units. Plumbing for washing machine and space for tumble dryer or fridge, freezer. Wall mounted radiator and door to rear elevation and further door connecting to garage.

First Floor Landing

Double glazed window to the front elevation. Stairs rising from the entrance hall with doors leading off to the four bedrooms and the shower room. Airing cupboard. Wall mounted radiator

Master Bedroom

13' 2" x 12' 7" (4.01m x 3.84m)
Double glazed window to the front elevation. Built-in wardrobes and wall mounted radiator.

En Suite Shower Room

Three piece suite comprising a shower cubicle, low level flush wc and pedestal wash hand basin. Heated towel rail, extractor fan and opaque window to the side elevation.

Bedroom Two

11' 10" x 10' 8" (3.61m x 3.25m)

Double glazed window to the front elevation, built-in wardrobes and wall mounted radiator.

Bedroom Three

11' 10" x 11' 3" max (3.61m x 3.43m max)

Double glazed window to the rear elevation, built-in wardrobes and wall mounted radiator.

Bedroom Four

11' 3" max x 10' 8" (3.43m max x 3.25m)

Double glazed window to the rear elevation and wall mounted radiator. Built-in wardrobe.

Shower Room

Three pieces suite comprising a double shower cubicle, low level flush w.c and a pedestal wash hand basin with tiling to the splash back areas. Wall mounted radiator, extractor fan and opaque double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with mature planted shrubs and borders. Driveway providing off road parking for 2/3 vehicles.

Rear Garden

Fully enclosed rear garden, beautifully landscaped with mature planted borders with specimen shrubs and trees, patio and seating area with pergola over.

Garage

Single integral garage with up and over door and power and lighting connected.

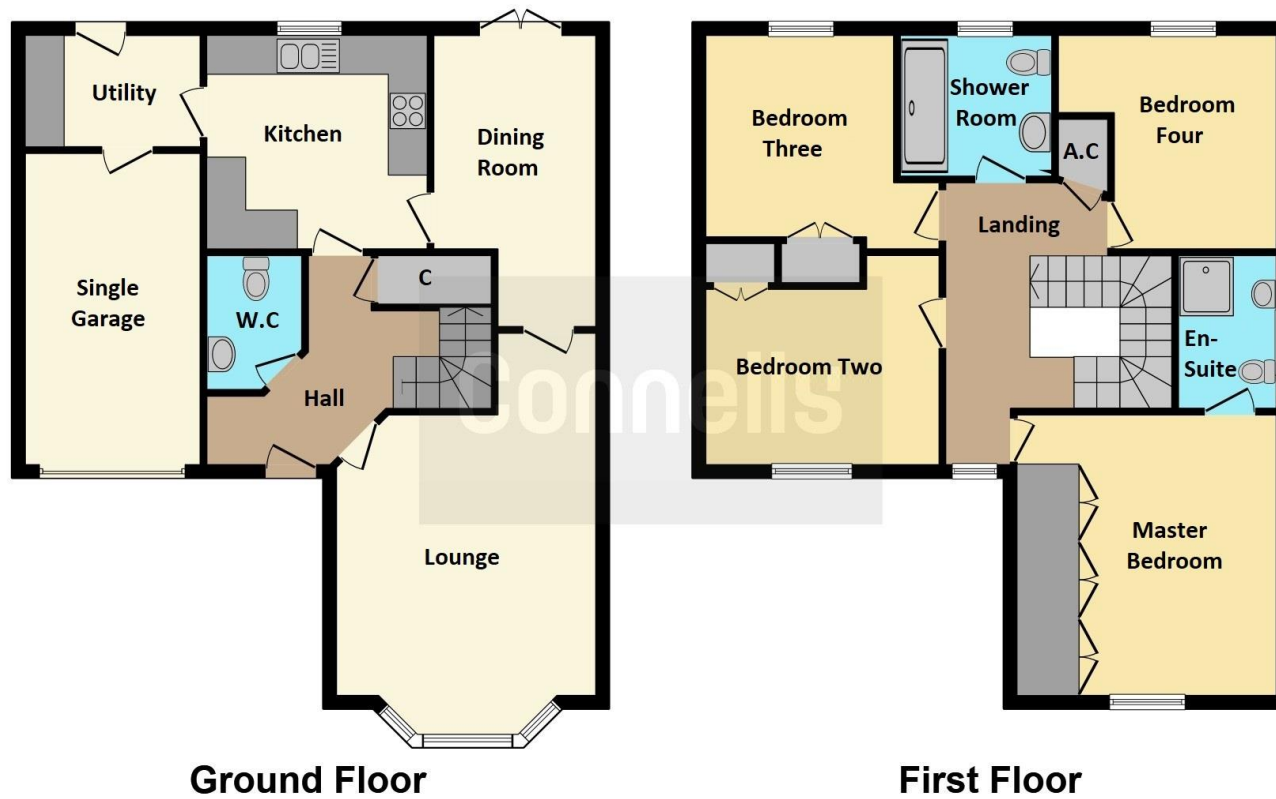
Council Tax Band

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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

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: D

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Tenure: Freehold



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