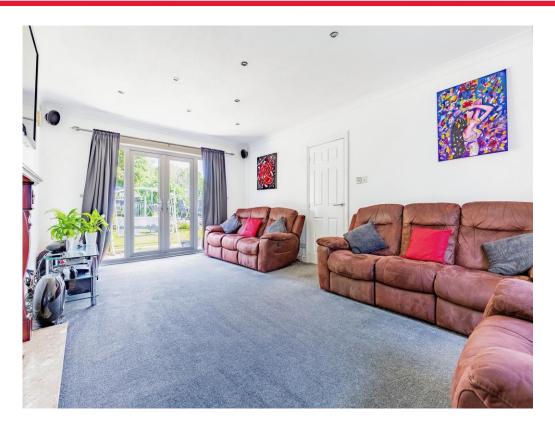


Connells

Little Field Northampton

# Little Field Northampton NN4 5AF







# **Property Description**

A very impressive and beautifully presented 4 bedroom detached family home situated on a generous plot on a private driveway located on Grange Park. The property benefits from 3 reception rooms, partially converted garage into a play room, master bedroom with dressing room and en-suite, off road parking and beautiful garden.

Internally there is a spacious hallway giving access to all principle rooms including the lounge, dining room, study and kitchen breakfast room. Additionally there is a cloakroom, utility room and converted garage which is currently used as a playroom. Upstairs there are 4 generous bedrooms including the master bedroom with dressing room and en-suite shower room, and family bathroom.

Outside the property is access via the private driveway serving just 3 properties leading to the off road parking for 2-3 vehicles. The rear garden is fully enclosed with raised planted borders, patio and decking area and hard standing for a large shed

#### **Entrance Hall**

Double glazed door to the front elevation and double glazed window to the front aspect. Wall mounted radiator and further doors leading off to living room, kitchen, dining room, home office, utility room and cloakroom. Storage cupboard and stairs rising to the first floor.

#### Cloakroom

Re-fitted suite comprising low level flush wc and vanity wash hand basin unit with tiling to splash back area. Wall mounted radiator and UPVC double glazed window to the rear elevation.

#### **Home Office**

6' 10" x 6' 3" ( 2.08m x 1.91m )

UPVC double glazed window to the rear elevation and wall mounted radiator.

## Living Room

20' 6" x 9' (6.25m x 2.74m)

UPVC double glazed window to the front elevation. Fireplace with coal effect gas fire fitted, two wall mounted radiators and recess spot lights to the ceiling. UPVC double glazed window to the rear elevation with double glazed windows either side.

# **Dining Room**

14' 2" x 9' 9" ( 4.32m x 2.97m )

UPVC double glazed window to the front elevation, wall mounted radiator and recess spot lights to the ceiling.

## **Family Room**

18' 10" x 16' 11" max ( 5.74m x 5.16m max )

Double glazed window to the front and rear elevation. Double glazed door opening to the rear garden and door connecting to the Store.

#### Store

Double glazed window to the front elevation and door conecting to family room.

# Kitchen

19' 3"  $\times$  9' 4" plus recess ( 5.87m  $\times$  2.84m plus recess )

Fitted kitchen with a range of wall and base level units set into work surfaces. One and a half bowl stainless sink and drainer unit with swan neck mixer

tap over and tiling to splash back area. Integrated appliances comprising a double oven and gas hob with stainless steel extractor fan over. Plumbing for dishwasher and space for American fridge freezer. UPVC double glazed window to front and rear elevation.

# **Utility Room**

Fitted with base and wall level units. Sink and drainer set into the work surfaces with swan neck mixer tap over. Plumbing for washing machine and space for tumble dryer. Wall mounted radiator and door to rear elevation.

# First Floor Landing

Stairs rising from the entrance hall with doors leading off to the four bedrooms and the shower room.

# **Bedroom One**

14' 6" x 9' 9" ( 4.42m x 2.97m )

UPVC double glazed window to the rear elevation, fitted wardrobes and wall mounted radiator. Connecting door to the dressing room.

## **Dressing Room**

Fitted wardrobes, velux window and door connecting to an en suite shower room.

# En Suite

Re-fitted suite comprising a walk-in shower cubicle, low level flush wc, bath and a vanity wash hand basin with tiling to the splash back areas. Heated towel rail, recess spot lights to the ceiling and velux window.

# **Bedroom Two**

12' 4" x 12' 3" ( 3.76m x 3.73m )

UPVC double glazed window to the front elevation, airing cupboard and wall mounted radiator.

#### **Bedroom Three**

13' 5" x 9' 11" ( 4.09m x 3.02m )

UPVC double glazed window to the front elevation and wall mounted radiator.

#### **Bedroom Four**

10' 10" x 5' 11" to wardrobes (  $3.30\mbox{m}$  x 1.80m to wardrobes )

UPVC double glazed window to the rear elevation, fitted wardrobes and wall mounted radiator.

#### **Shower Room**

Three pieces suite comprising a walk-in shower cubicle, low level flush w.c and a vanity wash hand basin with tiling to the splash back areas. Heated towel rail and recess spot lights to the ceiling. Opaque double glazed window to the rear elevation.

#### Outside

## **Front Garden**

Laid to lawn, providing off road parking for two, three vehicles.

#### Rear Garden

Fully enclosed rear garden, mostly laid to lawn with decking and patio areas which is ideal for entertaining. Hard standing for shed, raised beds and borders. Gated access to the side leading to the front of the property.

#### **Council Tax Band**

F.

















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To view this property please contact Connells on

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**EPC** Rating: D



Tenure: Freehold



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