



Connells

Little Field
Northampton



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 connecting to family room.

Kitchen

19' 3" x 9' 4" plus recess (5.87m x 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 (3.30m 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.









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

view this property online connells.co.uk/Property/WFL406780

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL406780 - 0006