



Connells

Wickery Dene
Wootton Northampton

Wickery Dene Wootton Northampton NN4 6BE

for sale
Offers in excess of **£400,000**



Property Description

Offered to the market is this well presented family home, which is ideally located in the desirable area of Wootton Fields. The property in brief comprises entrance hall, work from home office/family room, living room with connecting door to the open plan and re-fitted kitchen/dining room, with the utility room and the downstairs cloakroom completing the ground floor accommodation.

To the first floor there are four bedrooms and the family bathroom, and outside there are lawned gardens to the front and rear, with the rear garden benefiting from the late southerly and westerly sun. There is a driveway to the front that provides off road parking for two cars side by side.

There are good local amenities along with sought after schools and easy access to good transport routes to include junction 15 of the M1 motorway, and viewing of this beautiful family home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with further doors leading off to the work from home office/family room and living room. Wall mounted radiator and stairs rising to the first floor landing.

Home Office/ Family Room

15' 3" x 7' 3" (4.65m x 2.21m)

A great work from home office of ideal family room, with UPVC double glazed window to the front elevation and wall mounted radiator.

Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Living Room

16' 1" x 11' 7" (4.90m x 3.53m)

UPVC double glazed window to the front elevation. Wall mounted radiator, coving to ceiling and connecting door to the open plan kitchen/dining room.

Open Plan Kitchen/ Dining Room

20' 7" x 8' 9" (6.27m x 2.67m)

Double glazed window to rear, double glazed doors to garden. Re-fitted kitchen with a range of wall and base units, work top with inset sink drainer, integrated oven, integrated gas hob, extractor over, plumbing for dishwasher. Tiling to splash back. Radiator.

Utility Room

Double glazed door to side elevation, fitted wall units, work top, plumbing for washing machine, space for tumble dryer, tiling to splash backs.

First Floor Landing

Stairs rise from entrance hall. Doors lead off to four bedrooms and the family bathroom. Access to the loft space.

Master Bedroom

15' 1" x 12' 4" max (4.60m x 3.76m max)

Double room with a bank of fitted wardrobes, wall mounted radiator and two UPVC double glazed windows to the front elevation. Over stairs storage cupboard, and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece white suite comprising shower cubicle, low level flush w.c pedestal wash hand basin and fully tiled to walls. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the front elevation.

Bedroom Two

11' 3" x 8' 11" (3.43m x 2.72m)

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

Bedroom Three

10' 6" x 6' 11" max (3.20m x 2.11m max)

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

Bedroom Four

7' 6" x 7' 4" (2.29m x 2.24m)

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

Family Bathroom

Three piece white suite comprising panelled bath, low level flush w.c and pedestal wash hand basin. Fully tiled to walls and floor. Wall mounted radiator, extractor fan, airing cupboard housing hot water cylinder and UPVC opaque double glazed window to the side elevation.

Outside

Front Garden/ Parking

Mainly laid to lawn. Double driveway provides off road parking for two cars side by side. Gated access to the side leads to the rear garden.

Rear Garden

Fully enclosed rear garden and mostly laid to lawn with decking and patio areas.

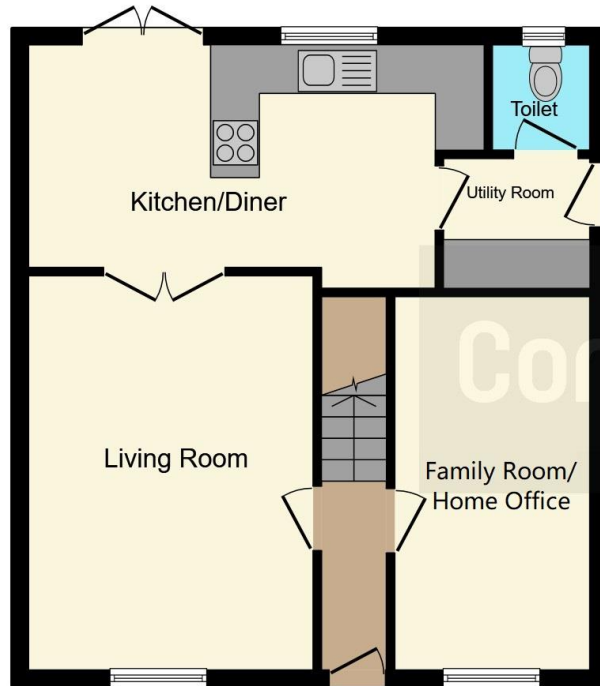
Council Tax Band

D.









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: C

Tenure: Freehold

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