



Connells

Robinson Way
Wootton Northampton



Property Description

A very well presented and much improved six bedroom detached family home, situated in a cul-de-sac position. The property boasts many features including 3 reception rooms, six bedrooms over 2 floors, detached double garage and is ideally located for convenient access to schooling, shops and transport links.

Internally the property has a spacious entrance hall, sitting room, study, cloakroom, playroom/dining room, kitchen/breakfast room and utility room. Upstairs there are six bedrooms, including master suite, over 2 floors, family bathroom and shower room.

Outside there is off road parking in front of the double detached garage. To the rear is a fully enclosed garden, laid mostly to lawn with mature planted beds and borders.

Entrance Hall

UPVC double glazed door to the front elevation, stairs rising to first floor landing and further doors leading off to living room, kitchen/ breakfast area and home office. Understairs cupboard and wall mounted radiator.

Cloakroom

Suite comprising low level flush wc, wash hand basin and wall mounted radiator.

Study

10' 2" x 7' 7" (3.10m x 2.31m)

Two double glazed windows to the front elevation, coving to ceiling and wall mounted radiator.

Living Room

17' 9" x 11' 8" (5.41m x 3.56m)

Two double glazed windows to the front elevation, coving to ceiling and wall mounted radiator.

Dining Room / Playing Room

11' 8" x 9' 7" (3.56m x 2.92m)

Double glazed patio door to rear elevation, coving to ceiling and further door connecting to kitchen/ breakfast area.

Kitchen/ Breakfast Area

18' 3" x 13' 4" (5.56m x 4.06m)

Fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer set into work surfaces with swan neck mixer tap over and tiled to splash back areas. Integrated appliances comprising a fridge freezer, electric oven, gas hob with cooker hood over. Space for dining table, tiled flooring and door connecting to utility room. UPVC double glazed window to the rear elevation and double glazed door to rear aspect.

Utility Room

6' 1" x 5' 2" (1.85m x 1.57m)

Fitted with a range of wall and base level units. Sink and drainer set into roll top work surface with a mixer tap over and tiling splash back areas. Plumbing for washing machine and space for a tumble dryer. Double glazed door to the side elevation.

First Floor Landing

Stairs rising from hallway, doors leading off to four bedrooms and family bathroom airing cupboard and rising to second floor landing.

Bedroom One

13' 8" x 12' 1" (4.17m x 3.68m)

Double glazed window to the rear elevation, built-in wardrobes and wall mounted radiator. Door to en-suite shower room.

En-Suite Shower Room

Suite comprising low level flush wc, wash hand basin unit and double width shower cubicle with tiling to splash back areas. Shaver point, wall mounted radiator and double glazed window to the rear elevation.

Bedroom Four

12' x 11' 2" (3.66m x 3.40m)

Two double glazed windows to the front elevation, built-in wardrobes and wall mounted radiator.

Bedroom Five

14' 1" max x 9' 9" (4.29m max x 2.97m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Six

10' 5" x 10' (3.17m x 3.05m)

Two double glazed windows to the front elevation and wall mounted radiator.

Family Bathroom

Suite comprising low level flush wc, wash hand basin unit, bath with mixer taps and shower cubicle. Tiling to splash back areas, wall mounted radiator and double glazed window to the side elevation.

Second Floor Landing

Double glazed velux window to the front elevation, storage and stairs rising from first floor landing.

Bedroom Two

17' 1" x 11' 4" (5.21m x 3.45m)

Double glazed window to the front elevation and velux window to the rear aspect and fitted wardrobes.

Bedroom Three

17' 1" x 10' 8" (5.21m x 3.25m)

Double glazed window to the front elevation and fitted wardrobes.

Shower Room

Re-fitted suite comprising low level flush wc, vanity wash had basin unit and walk in shower with tiling to walls. Double glazed velux window to the rear elevation.

Outside

Front Garden

Double driveway leading to garage and planted with mature plants and shrubs.

Rear Garden

Fully enclosed with mature planted beds and borders. Large lawned area and decking area which is ideal for entertaining. Side access to the front of the property.

Garage

Double garage with two up and over doors and power and light connected.

Council Tax Band

F.





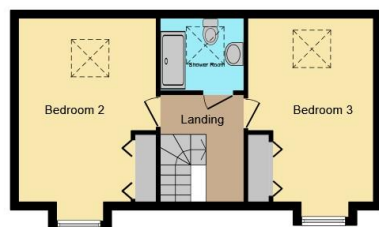




Ground Floor



First Floor



Second 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.

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: C

view this property online connells.co.uk/Property/WFL407014

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: WFL407014 - 0002