



Connells

Rosemoor Drive
Northampton



Property Description

An amazing versatile 5 bedroom family home that has been much improved and extended by the current owners. With 4 bedrooms in the main property, a separate one bedroom annex, extensive living accommodation, large plot and plenty of off road parking, situated in a corner of a popular East Hunsbury Cul-de-Sac.

The accommodation includes entrance hall, study, living room, large dining/family room, kitchen and cloak room. Upstairs there are four bedrooms, including master with dressing area and en-suite and family bathroom. Additionally there is a one bedroom annex that has a living area that has a dining, kitchen and seating area, single bedroom and shower room.

Outside to the front there is a driveway providing off road parking several cars and single garage. To the rear is a landscaped fully enclosed rear garden with patio and lawned areas.

Entrance Hall

UPVC double glazed door to the side elevation. Stairs rising to the first floor landing and further doors leading off to the cloakroom, living room, kitchen and work from home office. Connecting door to the annex.

Cloakroom

Suite comprising of low level flush wc, vanity wash hand basin and tiled to splash back areas. UPVC opaque double glazed window to the side elevation.

Home Office

10' 10" x 6' 9" (3.30m x 2.06m)

Work from home office with UPVC double glazed window to the rear elevation and wall mounted radiator.

Living Room

16' 2" x 11' 8" (4.93m x 3.56m)

UPVC double glazed window to the front elevation. Feature fireplace with wood burning stove, coving to ceiling, wall mounted radiator and double glazed doors opening to the dining/family room.

Dining/ Family Room

20' 3" x 13' 11" (6.17m x 4.24m)

UPVC double glazed window to the rear elevation, coving to ceiling and wall mounted radiator. Patio doors to the side aspect lead out to the rear garden.

Kitchen

14' 11" x 9' 11" (4.55m x 3.02m)

Fitted kitchen with a range of wall and base level units. Stainless steel one and a half sink and drainer with swan neck mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, double electric oven and four ring hob with extractor hood over. Space for American style fridge/ freezer, recessed spot lights to ceiling and wall mounted radiator. UPVC double glazed window to the rear elevation, and double glazed door to the side elevation.

Utility Room

5' 9" x 5' 3" (1.75m x 1.60m)

Fitted cupboards and inset work surfaces. Plumbing for washing machine and space for fridge freezer.

First Floor Landing

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

Master Bedroom

13' 3" x 11' 11" (4.04m x 3.63m)

UPVC double glazed window to the front elevation. Recessed spotlights to ceiling, wall mounted radiator and open to the dressing room.

Dressing Room

6' 4" x 5' 6" (1.93m x 1.68m)

Walk-in dressing room with UPVC double glazed window to the front elevation. Connecting door to the en-suite bathroom.

En-Suite Bathroom

Three piece suite comprising bath with shower over and glazed shower screen, low level flush wc and pedestal wash hand basin. Fully tiled to walls and floor, chrome heated towel rail and UPVC opaque double glazed window to the side elevation.

Bedroom Two

11' 10" x 9' (3.61m x 2.74m)

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

Bedroom Three

11' 10" x 8' (3.61m x 2.44m)

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

Bedroom Four

8' 8" x 6' 9" (2.64m x 2.06m)

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

Family Bathroom

Three piece suite comprising panelled bath with shower over and glazed shower screen, low level flush wc and wash hand basin with complimentary tiling to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Outside

Driveway

Driveway providing off road parking for several cars and leading to the single garage. Outside lighting and gated access to the rear garden.

Rear Garden

Mainly laid to lawn with planted borders, paved patio which is ideal for entertaining, fish pond and retaining timber fencing.

Garage

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

Annex

Annex Kitchen/ Living Room

15' 10" x 12' 9" (4.83m x 3.89m)

Open plan kitchen/ living room with the kitchen area benefiting from a range of wall and base level units. Sink and drainer set into work surfaces with complementary up stands. Integrated appliances comprise microwave oven, electric oven and hob with extractor hood over. Space for a dining table and chairs as well as a lounge suite. UPVC double glazed windows and two access doors. Further door to the bedroom.

Annex Bedroom

11' 1" x 10' 4" (3.38m x 3.15m)

UPVC double glazed window to the front elevation. Electric wall mounted heater. Connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush wc, pedestal wash hand basin and tiled to splash back areas. UPVC opaque double glazed window.

Council Tax Band

E.









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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Tenure: Freehold



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