

for sale

£599,995



Cowslip Close Wootton Northampton NN4 6NF

A beautifully presented four bedroom detached family home built by Morris Homes, situated in a fantastic position on the popular St. George's development. With three reception rooms, spacious accommodation, landscaped gardens and double garage, this is truly a magnificent home.



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Entrance Hall

Door to the front elevation with further doors leading off to cloakroom, home office, kitchen/breakfast/family room and living room. Stairs rise to the first floor landing, wall mounted radiator, tiled floor and cloaks cupboard.

Cloakroom

Suite comprising a low level flush w,c and wash hand basin. Extractor fan, chrome heated towel rail, half height tiling and tiled floor.

Home Office

11' x 7' 1" (3.35m x 2.16m)

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

Living Room

15' 10" x 11' 7" (4.83m x 3.53m)

UPVC double glazed window to the front elevation. Feature fireplace with gas living flame fire, two wall mounted radiators and coving to ceiling. French doors open to the dining room.

Dining Room

11' 9" x 8' 11" (3.58m x 2.72m)

UPVC double glazed French doors to the rear elevation leading out to the extended patio. Wall mounted radiator and coving to ceiling.

Kitchen/breakfast/family Room

21' 8" x 12' 1" (6.60m x 3.68m)

Modern fitted kitchen with a range of wall and base level units, with under cabinet lighting and kick board electric heater . One and a half bowl Sink set below Quartz work surface with complimentary up stands and swan neck mixer tap over. Integrated appliances comprise fridge/freezer, wine cooler, dishwasher, double oven and five ring gas hob with extractor hood over. Breakfast bar, recessed spot lights to ceiling, tiled floor and wall mounted radiator. UPVC double glazed windows to the rear and side elevations, connecting door to dining room, utility room and UPVC double glazed French doors to the rear elevation leading out to the extended patio.

Utility Room

Fitted wall and base level units. Stainless steel sink/drainer set into Quartz work surface with complimentary up stands. Plumbing for washing machine and space for a tumble dryer. Tiled floor and door connecting to kitchen/family room and door to the side elevation.

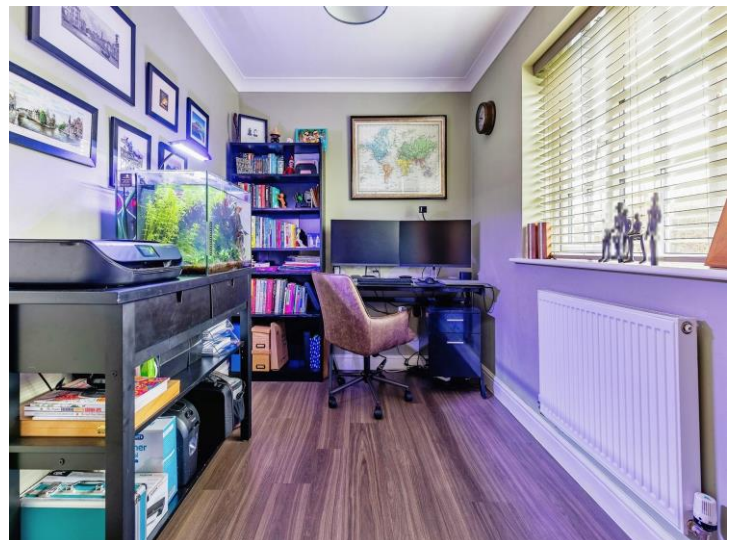
First Floor Landing

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

Master Bedroom

16' x 10' 10" (4.88m x 3.30m)

Master suite with UPVC double glazed window to the front elevation. Wall mounted radiator and open to dressing room.



Dressing Room

9' 2" x 4' 8" (2.79m x 1.42m)

Fitted with a range of white high gloss wardrobes. Recessed spot lights to ceiling, wall mounted radiator and UPVC double glazed window to the rear elevation. Connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush w.c, and vanity wash hand basin with tiling to splash back areas. Chrome heated towel rail, extractor fan and recess spot lights to ceiling. UPVC opaque double glazed window to the rear elevation.

Bedroom Two

11' 9" x 11' 2" (3.58m x 3.40m)

UPVC double glazed window to the rear elevation. Built-in wardrobes, wall mounted radiator and connecting door to the Jack & Jill en-suite shower room.

Jack & Jill Shower Room

Three piece suite comprising shower cubicle, low level flush w.c and pedestal wash hand basin. Half height tiling, chrome heated towel rail, extractor fan and recess spot lights to ceiling. UPVC opaque double glazed window to the side elevation.

Bedroom Three

10' 10" x 10' 4" (3.30m x 3.15m)

UPVC double glazed window to the front elevation. Wall mounted radiator and connecting door to the Jack & Jill en-suite shower room.

Bedroom Four

11' 7" x 7' 10" (3.53m x 2.39m)

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

Family Bathroom

Four piece suite comprising double shower cubicle, panelled bath with mixer taps, low level flush w.c, vanity wash hand basin, fully tiled to walls and floor. Chrome heated towel rail, extractor fan and recess spot lights to ceiling. UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with shrub borders. Pathway leading to the front door, double. Gated access to the rear garden.

Rear Garden

Spacious and fully enclosed rear garden which is mainly laid to lawn, with an extended paved patio which is ideal for entertaining, planted shrub borders and gated access leading to the front of the property.

Garage

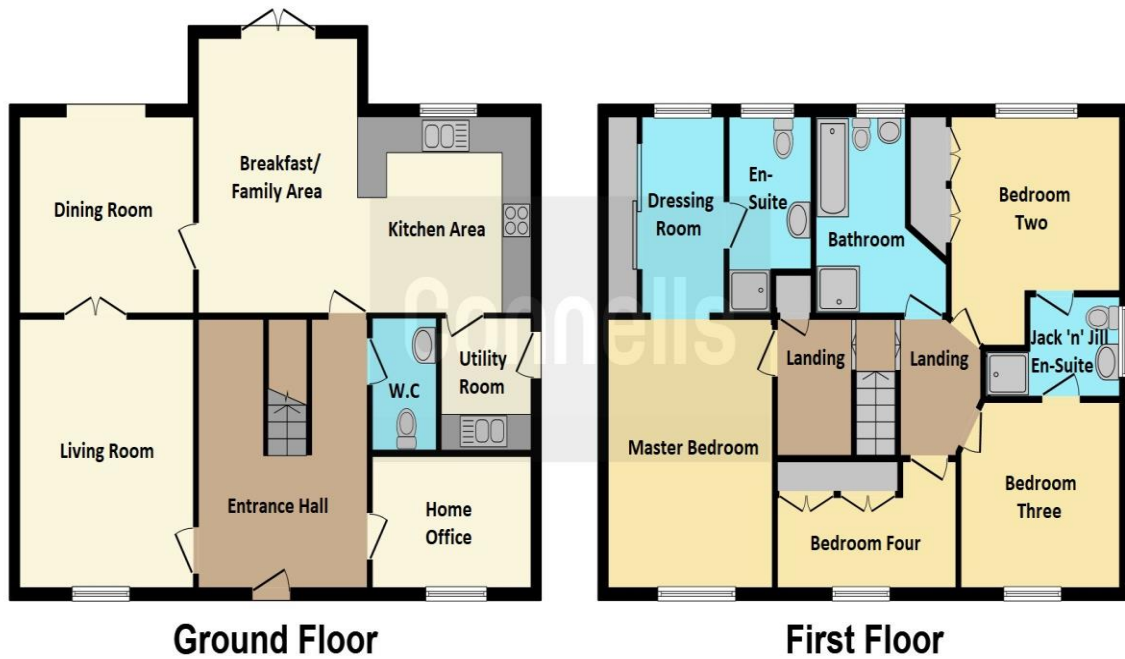
Double garage with two up and over doors and power and lighting connected. Double driveway to the front providing off road parking.

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.

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Property Ref: WFL407325 - 0006

Tenure: Freehold

EPC Rating: B

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