



Connells

Spartan Close
Wootton Northampton

Spartan Close Wootton Northampton NN4 6JW

for sale
£495,000



Property Description

A beautifully presented and extended four bedroom detached family home of approximately 1748 sq ft, ideally situated in a desirable cul-de-sac location in Wootton Fields. With an impressive 21' extended kitchen/breakfast room, two reception rooms, with the garage having been converted to create a work from home office/studio and play room.

Internally the property provides an entrance hall, cloakroom, living room and separate dining room. The kitchen has been extended to 21' with a breakfast area and central island. Utility room, play room, and home office/studio.

To the first floor there are four double bedrooms and the family bathroom, with the master bedroom benefiting from an en-suite shower room. Outside there are lawned gardens to the front and rear and off road parking for 3 to 4 vehicles.

Within close proximity to good local schools and amenities, as well as easy access to transport routes. Viewing is highly advised to fully appreciate.

Entrance Hall

Double glazed door to the front elevation, and further doors leading off to cloakroom, living room, and kitchen/breakfast room. Storage cupboard, tiled floor, wall mounted radiator, coving to ceiling and stairs rising to the first floor landing.

Cloakroom

Suite comprising a low level flush w.c and a vanity wash hand basin with tiling to the splash back area. Extractor fan and wall mounted radiator.

Living Room

18' 3" max x 12' 10" (5.56m max x 3.91m)

UPVC double glazed bay window to the front elevation and further UPVC double glazed window to the side elevation. Feature fireplace with gas living flame fire fitted, wall mounted radiator and coving to ceiling. Connecting door to the dining room.

Kitchen/ Breakfast Room

21' max x 14' 5" (6.40m max x 4.39m)

Extended and re-fitted kitchen/breakfast room with a range of wall and base level units. Twin sinks with mixer tap over, set below granite work surface with matching up stands, and separate island unit with matching work surfaces. Freestanding range cooker with extractor hood over, space for an American style fridge/ freezer and integrated dishwasher. Tiled floor, wall mounted radiator and recessed spot lights to ceiling. UPVC double glazed window to the rear elevation, and UPVC double glazed French doors to the side elevation, leading out to the rear garden. Four double glazed skylights and connecting doors to the utility room and dining room.

Dining Room

14' 9" max x 8' 2" (4.50m max x 2.49m)

Double glazed French door to the rear elevation and wall mounted radiator.

Utility Room

Fitted with a range of wall and base level units. Stainless steel one and a half stainless steel sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Plumbing for washing machine and space for a tumble dryer. Double glazed skylight, recessed spot lights to ceiling and glazed door to the rear elevation, leading out to the rear garden. Connecting door to the playroom.

Playroom

10' 10" x 8' 10" (3.30m x 2.69m)

UPVC double glazed window to the side elevation. Wall mounted radiator and connecting door to the home office/studio.

Home Office/ Studio

7' 2" x 8' 10" (2.18m x 2.69m)

Work from home office with UPVC double glazed window to the front elevation, and UPVC double glazed door to the side elevation. Wall mounted radiator, small vanity wash hand basin, wall lights and recessed spot lights to ceiling.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four double bedrooms and the family bathroom. Wall mounted radiator, UPVC double glazed window to the front elevation, airing cupboard and access to the loft space.

Master Bedroom

13' 2" x 12' 8" (4.01m x 3.86m)

UPVC double glazed window to the front elevation. Range of built-in wardrobe, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece white suite comprising a shower cubicle, low level flush w.c and pedestal wash hand basin with tiling to the splash back areas. Extractor fan, shaver point, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Bedroom Two

11' 10" x 10' 8" max (3.61m x 3.25m max)

UPVC double glazed window to the rear elevation. Built-in wardrobes and wall mounted radiator.

Bedroom Three

11' 11" x 11' 3" (3.63m x 3.43m)

UPVC double glazed window to the front elevation. Built-in wardrobes and wall mounted radiator.

Bedroom Four

11' 3" x 10' 8" (3.43m x 3.25m)

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

Family Bathroom

Three piece white suite comprising panelled bath with mixer tap shower attachment, low level flush w.c and pedestal wash hand basin with tiling to the splash back areas. Tiled floor, extractor fan, shaver point, wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

Outside

Front Garden

Laid to lawn with some mature shrubs, and driveway for two/ three vehicles.

Rear Garden

Fully enclosed rear garden with retaining timber fencing. Mainly laid to lawn with raised planters, paved patio area and decking area. Outside lighting, water tap and gated access to the side leading to the front of the house.

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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EPC Rating: D

view this property online [connells.co.uk/Property/WFL407326](https://www.connells.co.uk/Property/WFL407326)

Tenure: Freehold



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