



Connells

Brooks Close
Wootton Northampton



Property Description

CONNELLS are pleased to offer for sale this FOUR BEDROOM detached home, in the ever popular location of Wootton Fields which is ideally situated for access to all major roadways, sports, leisure and retail facilities. The property has been well looked after by its present owners and offers spacious family accommodation which includes a large lounge and kitchen with separate utility room. A master bedroom with en-suite, a family bathroom and a lovely SOUTH FACING garden.

Entrance Hall

Door leads from the front into the hallway which has a staircase leading to the first floor landing, useful storage cupboard, wall mounted radiator, telephone point and a wall mounted central heating thermostat.

Cloakroom

Two piece suite comprising wash hand basin and low level flush w.c, there is also a wall mounted radiator and the floor is laid with complimentary vinyl.

Lounge

20' 10" x 13' 1" max (6.35m x 3.99m max)

Two double glazed windows, one to the front and one bay to the side, feature gas fire, two wall mounted radiators, a telephone point and a TV point complete this room. Double doors from hallway.

Kitchen/ Family Room

20' 11" max x 12' 4" max (6.38m max x 3.76m max)

Fitted with a range of attractive wall and base units with coordinating work surface over and

inset 1.5 bowl sink unit, there is a double electric oven and gas hob, space and plumbing for dishwasher, further space for fridge/freezer. There is a wall mounted radiator, telephone point and TV point and the flooring is wood laminate. Double glazed French doors are to the side and a double glazed window to the front.

Utility Room

6' 5" x 6' 5" (1.96m x 1.96m)

Space and plumbing for washing machine and tumble dryer, convenient storage cupboards, boiler serving central heating and hot water, electricity fuse box and wall mounted radiator. Double glazed door to rear.

First Floor Landing

Double glazed window to the rear, access into the loft space which is part boarded, double airing cupboard which is shelved and also houses the hot water tank.

Master Bedroom

10' 10" x 10' 6" into door recess (3.30m x 3.20m into door recess)

Double glazed windows to the front and side elevations, triple built in wardrobe, wall mounted radiator, telephone point and TV point. Door to en-suite shower room.

En-Suite Shower Room

Double glazed window to the side elevation. A suite comprising shower cubicle, wash hand basin and low level wc, tiling to all splash areas, extractor fan, shaver point, wall mounted radiator and vinyl flooring throughout.

Bedroom Two

12' 1" max x 10' into door recess (3.68m max x 3.05m into door recess)

Double glazed window over-looks the front garden, double glazed window to side, there are built in wardrobes and a wall mounted radiator.

Bedroom Three

11' 5" max x 8' 6" (3.48m max x 2.59m)

Double glazed window to side elevation, built in wardrobes and wall mounted radiator.

Bedroom Four

9' 10" x 8' 7" to door max (3.00m x 2.62m to door max)

Double glazed window to the front, wall mounted radiator, built in wardrobe and TV point.

Family Bathroom

With a three piece suite of bath with hand-held shower, wash hand basin and low level wc, there is also a wall mounted heated towel rail, extractor fan and the floor is laid with vinyl.

Outside

Front Garden

Low hedge screening, laid to lawn with pathway to front door and side pedestrian access gate.

Rear Garden

South facing side garden enclosed by a combination of fencing and wall, mainly laid to lawn with a patio area for entertaining, steps lead down to the garage and there is an outside tap.

Garage

17' 9" max x 8' 11" (5.41m max x 2.72m)

Offering storage in the eaves, a door leads into the garden and an up and over door leads to the driveway. Power and lighting is connected.

Council Tax Band

E

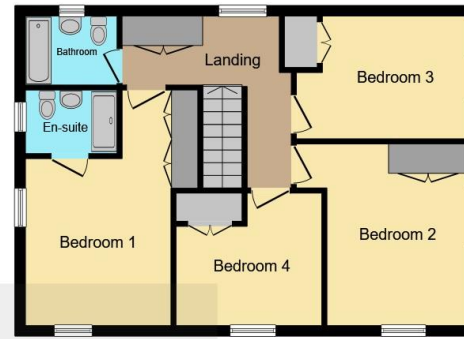




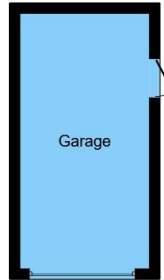




Ground Floor



First Floor



Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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