



**Connells**

Smith Close  
Piddington Northampton



## Property Description

A beautifully presented 5 bedrooms extended family home set in the desirable village of Piddington, which is set on the south side of Northampton. With spacious flexible accommodation, low maintenance gardens parking and garage.

Internally the property comprises of entrance hall with stairs rising to the first floor landing, a home office with Jack & Jill en-suite cloakroom attached. Lounge with dual elevation windows and an impressive open plan kitchen/dining room and utility room which completes the ground floor accommodation. To the first floor the master bedroom and bedroom two both benefit from en-suite facilities, there are three further bedrooms and a four piece suite family bathroom.

Outside to there are low maintenance wrap around gardens, a single garage with parking set to the front and a brick built tool shed. Viewing of this property is highly advised to fully appreciate this well positioned village family home.

## Entrance Hall

Door to the side elevation with further doors leading off to the Jack & Jill cloakroom, home office/bedroom six, living room, utility room and open plan kitchen/dining room. Stairs rise to the first floor landing, wall mounted radiator and laminate flooring.

## Lounge

15' x 12' 2" ( 4.57m x 3.71m )

UPVC double glazed window to the side elevation and UPVC double glazed french doors with complimentary UPVC double glazed windows either sides and opening to the main garden. Wall mounted radiator, TV point and complimented by laminate flooring.

## Kitchen/ Dining Room

24' 11" x 11' 10" ( 7.59m x 3.61m )

Open plan kitchen/dining room with a re-fitted kitchen comprising of a range of wall and base level units. Double sink set below granite work surfaces with complimentary up stands. Integrated appliances comprise of two double ovens, and gas hobs with stainless steel extractor hoods over. Integrated dishwasher and microwave oven, and space for an American size fridge/freezer. Recessed spotlights to ceiling and UPVC double glazed windows to three elevations. Space for eight seater dining table and chairs, wall mounted radiator and complimented by a tiled floor. open to the rear lobby.

## Rear Lobby

UPVC double glazed door to the side elevation, tiled floor, double pantry cupboard, and opens to the kitchen area.

## Home Office

11' 6" x 8' 11" ( 3.51m x 2.72m )

UPVC double glazed windows to the front and side elevations. Wall mounted radiator and connecting door to Jack & Jill en-suite cloakroom.

## Jack & Jill Cloakroom

Jack & Jill cloakroom with access from both the home office/bedroom six and entrance hall. The suite comprises low level flush w.c, wash hand basin and fully tiled to walls. Extractor fan, wall mounted cupboard and UPVC opaque double glazed window to the rear elevation.

## Utility Room

Large utility room with plumbing for a washing machine, and space for condensing tumble dryer set below work surfaces with storage over.

### First Floor Landing

Stairs rise from the entrance hall with doors leading off to five bedrooms and the family bathroom. Airing cupboard, two further storage cupboards and wall mounted radiator.

### Master Bedroom

17' x 8' 10" plus door recess ( 5.18m x 2.69m plus door recess )

UPVC double glazed windows to the front and side elevations. Wall mounted radiator, built-in cupboard, recessed spotlights to ceiling and connecting door to the en-suite shower room. .

### En-Suite Shower Room

Suite comprises of shower cubicle with rain fall shower, vanity wash hand basin, low level flush w/c with fully tiled walls and floor. Extractor fan, chrome heated towel rail and recessed spotlights to ceiling. UPVC opaque double glazed window to the rear elevation.

### Bedroom Two

11' 2" x 9' 2" ( 3.40m x 2.79m )

UPVC double glazed window to the side elevation, wall mounted radiator, recessed spotlights to ceiling and open to the en-suite wet room.

### En-Suite Wet Room

Suite comprises of shower, vanity wash hand basin, low level flush w/c, wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

### Bedroom Three

12' 1" x 7' 7" ( 3.68m x 2.31m )

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

### Bedroom Four

12' 3" x 6' 11" ( 3.73m x 2.11m )

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

### Bedroom Five

12' x 8' 8" ( 3.66m x 2.64m )

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

### Family Bathroom

Four piece white suite comprises of panelled bath, separate tiled shower cubicle, pedestal wash basin and low level flush w/c with recessed spotlights to ceiling. Light tunnel providing natural light, chrome heated towel rail and fully tiled to walls and floor.

### Garage

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

### Gardens

Wrap around garden with the main garden being south facing, and was created to provide a low maintenance free space. With a large paved area, artificial turf, shrub borders along with grape vine borders the garden. Gated access and to the side there is a large covered dining/seating area with power and plumbing for a hot tub, and opens to a gravelled cottage garden with additional seating, BBQ area and bordered with fruit trees. Green house, shed and vegetable beds.

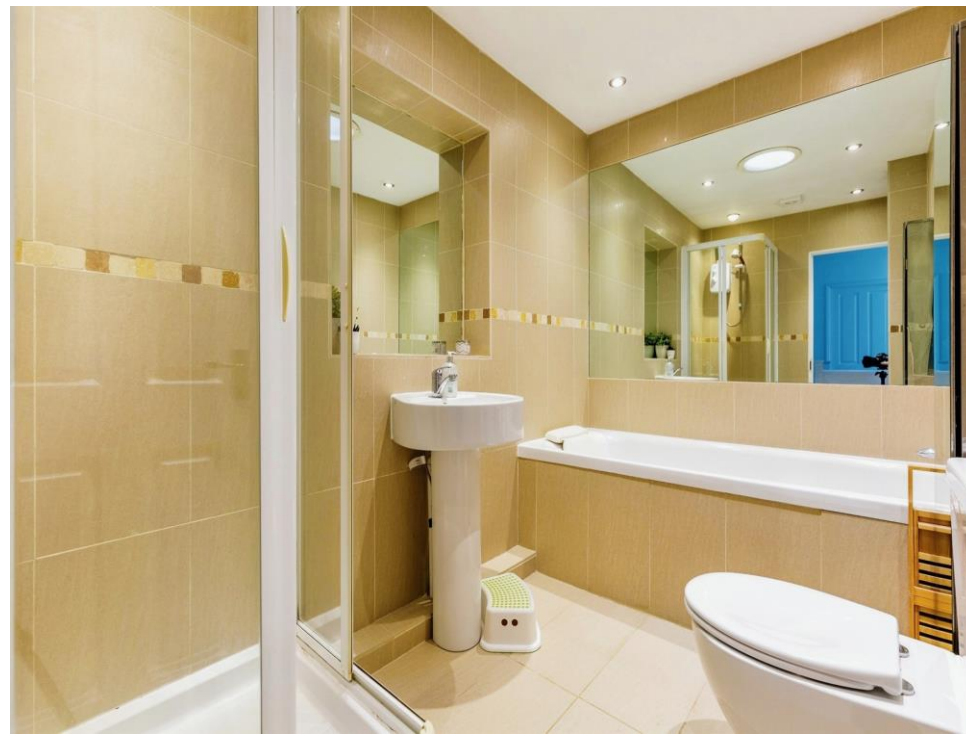
### Location

The desirable village of Piddington is situated approximately six miles south of Northampton and within close proximity to the popular Salcey Forest which incorporates walks, cycle paths, a large children's outdoor play area, along with a coffee shop which is open to the public. Amenities close by in the adjoining village of Hackleton include a pre school, highly regarded primary school, a general store/post office, community cafe and the White Heart pub. Train stations are at nearby Milton Keynes and Northampton, and offer services to London Euston with journey times of approximately 35 minutes and 50 minutes respectively. Piddington is located within reach of transport routes to include Junction 15 of the M1 which is approximately 10 minutes away by car.

### Council Tax Band

E.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 706644**  
**E [woottonfields@connells.co.uk](mailto:woottonfields@connells.co.uk)**

11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WFL407460](http://connells.co.uk/Property/WFL407460)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WFL407460 - 0006