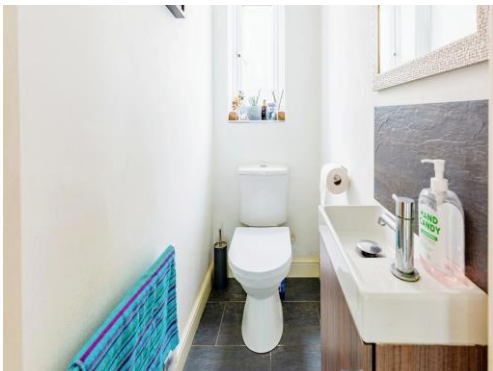




**Connells**

Wickery Dene  
Wootton Northampton



### Property Description

Set in a cul-de-sac in the desirable location of Wootton Fields, is this four bedroom detached family home.

Internally the property offers an entrance hall, cloakroom, living room, open plan kitchen/dining room with French doors leading to the heated conservatory. To the first floor there are four bedrooms and the family bathroom, with the master bedroom benefiting from fitted wardrobes and an en-suite shower room. Outside the front is mostly laid to lawn and a driveway providing off road parking for two cars and leading to the single integral garage.

The rear garden is fully enclosed by timber fencing and is mainly laid to lawn.

Located within easy access to good local schools, local amenities and transport routes, viewing of the family home is highly advised to fully appreciate.

### Entrance Hall

Door to the front elevation, with further doors leading off to the living room, downstairs cloakroom and open plan kitchen/dining room. Courtesy door to the single integral garage, wall mounted radiator, tiled floor and stairs rising to the first floor landing.

### Cloakroom

Re-fitted two piece suite comprising a low level flush wc and vanity wash hand basin with tiling to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

### Living Room

15' 8" x 11' 5" ( 4.78m x 3.48m )

UPVC double glazed window to the front elevation. Feature fireplace with coal effect gas fire set in, wall mounted radiator and coving to ceiling.

### Kitchen/ Dining Room

26' 6" x 8' 9" ( 8.08m x 2.67m )

Fitted kitchen with a range of wall and base level units. Butler sink set below Butchers Block work surface and tiled to splash back areas. Range cooker with extractor hood over, space for wine cooler and space for American style fridge/freezer. Plumbing for dishwasher and washing machine, dining area with space for a good size dining table and chairs. Tiled floor with under floor heating, wall mounted radiator, recessed spotlights to ceiling, UPVC double glazed window to the rear elevation and UPVC double glazed French doors open to the heated conservatory.

### Conservatory

Heated conservatory with UPVC double glazed windows to the rear and side elevations and UPVC double glazed French doors leading out to the rear garden. Double glazed glass roof, tiled floor and wall mounted radiator.

### First Floor Landing

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

## Master Bedroom

11' 9" x 11' 5" ( 3.58m x 3.48m )

UPVC double glazed window to the front elevation. Fitted wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece suite comprising tiled shower cubicle, low level flush w.c and wash hand basin with further tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the front elevation.

## Bedroom Two

11' 1" x 11' 6" ( 3.38m x 3.51m )

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

## Bedroom Three

8' 9" x 8' 6" ( 2.67m x 2.59m )

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

## Bedroom Four

8' 9" x 7' 9" ( 2.67m x 2.36m )

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

## Family Bathroom

Three piece suite comprising panelled bath with shower mixer tap over, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Wall mounted radiator, extractor fan, coving to ceiling and UPVC opaque double glazed window to the rear elevation.

## Outside

### Garage

Single garage with up and over door and power and lighting connected. Courtesy door to the entrance hall.

### Front Garden

Mostly laid to lawn with pathway leading to the front door. Double width driveway provides off road parking and leads to the single integral garage. Gated access to the side leads to the rear garden.

### Rear Garden

Fully enclosed rear garden which is mostly laid to lawn, with retaining timber fencing, a paved patio area and gated access to the front of the house.

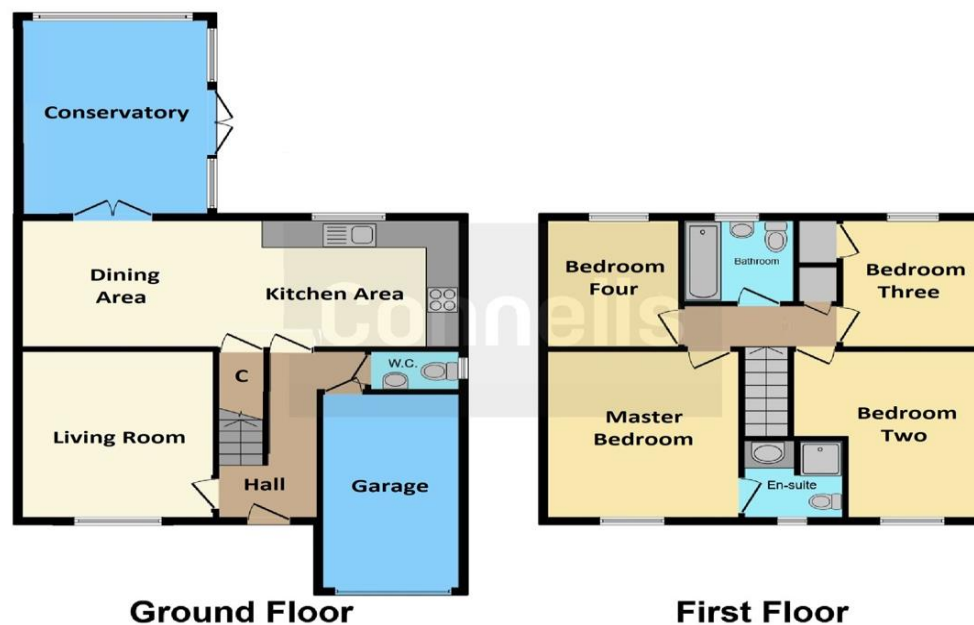
### Council Tax Band

C.









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**

**view this property online [connells.co.uk/Property/WFL407557](http://connells.co.uk/Property/WFL407557)**

Tenure: Freehold



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: WFL407557 - 0004