



Connells

Rowan Close
Northampton



Property Description

A beautifully presented 4 bedroom family home situated in a Cul-de-Sac location on Grange park providing great access to all the local facilities and conveniently located for the M1 and A45. With separate reception rooms, re-fitted kitchen and bathrooms and ample of road parking.

The accommodation comprises an entrance hall with cloakroom, sitting room, dining room and re-fitted kitchen, conservatory and utility room. Upstairs there are 4 good sized bedrooms, including the master with re-fitted en-suite and re-fitted family bathroom. Outside the front of the property is hard landscaped to provide off road parking for 3 vehicles and leads to the single integral garage. The rear garden is a great size and fully enclosed and laid mostly to lawn and patio,

Entrance Hall

Double glazed door to the front elevation. Stairs rising to first floor landing and doors leading to living room, kitchen/ breakfast room and cloakroom.

Cloakroom

Suite comprising a low level flush wc and wash hand basin unit with tiling to splash back areas. Double glazed window to the front elevation.

Sitting Room

16' 4" x 11' 9" (4.98m x 3.58m)
Double glazed window to the front elevation, feature gas fireplace with decorative surround

and wall mounted radiator. Open to dining room.

Dining Room

12' 6" x 9' 11" (3.81m x 3.02m)
Double glazed bi-fold doors to conservatory, further doors to sitting room and wall mounted radiator.

Conservatory

Brick and UPVC construction. Wall mounted radiator, lighting and doors to the rear garden.

Kitchen

14' 6" x 12' 4" max (4.42m x 3.76m max)
Re-fitted kitchen with a range of wall base and level units, work top with inset one and a half bowl sink and drainer and tiling to splash back areas. Integrated gas hob and electric oven and plumbing for dishwasher. Double glazed window to the rear elevation, door to utility room and wall mounted radiator.

Utility Room

Fitted with base level units and work tops with inset sink. Plumbing for washing machine. Double glazed window to the rear elevation, wall mounted radiator and door to the garage.

First Floor Landing

Stairs rising from hallway, loft access and wall mounted radiator. Doors leading to four bedrooms and family bathroom.

Master Bedroom

11' 8" x 11' (3.56m x 3.35m)

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

En-Suite Shower Room

Three pieces suite comprising of shower cubicle, low level flush wc and wash hand basin unit with tiling to splash back areas. Double glazed window to the side elevation. Extractor fan and heated towel rail.

Bedroom Two

11' 4" x 8' (3.45m x 2.44m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

10' 2" x 10' 1" (3.10m x 3.07m)

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

Bedroom Four

7' 8" x 7' 1" (2.34m x 2.16m)

Double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Four pieces suite comprising of panelled bath with mixer taps and shower over, low level flush wc and wash hand basin unit with tiling to splash back areas. Extractor fan, heated towel rail and double glazed window to the side elevation.

Outside

Garage

Up and over door with power and lighting connected.

Front Garden

Driveway providing off road parking and gated side access to the rear garden.

Rear Garden

Fully enclosed rear garden, mostly laid to lawn with patio area, which is ideal for entertaining.

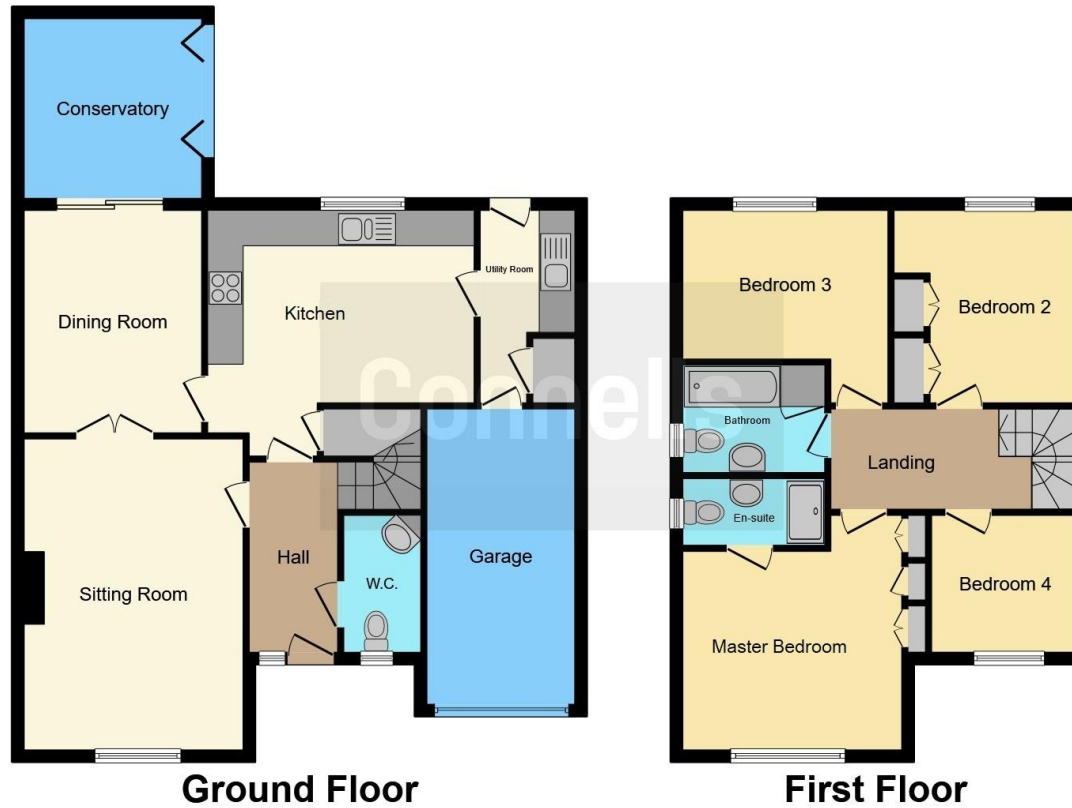
Council Tax Band

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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.

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: D

Tenure: Freehold

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