



**Connells**

Milton Bridge  
Wootton Northampton



## Property Description

Ideally located in the desirable Wootton Fields and offered to the market, is this IMMACULATELY presented and EXTENDED detached family home

The property in brief comprises entrance hall, downstairs cloakroom, work from home office and spacious living room with bi-folding doors opening to the garden room. Impressive open plan kitchen/dining/family room with re-fitted modern kitchen and utility room. To the first floor there are four bedrooms and the family bathroom, with the master bedroom benefiting from a four piece ensuite bathroom. Outside there are landscaped lawned gardens to the front and rear of the property and a double detached garage with double driveway to the front providing off road parking.

Set within easy access to transport routes, good local schools and amenities, viewing is highly advised to fully appreciate.

## Entrance Hall

Door to the front elevation with double glazed windows either side. Further doors lead off to the cloakroom, work from home office, living room and open plan kitchen/dining/family room. Wall mounted radiator, Karndean flooring, under stairs cupboard and stairs rising to the first floor landing.

## Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Wall mounted radiator and double glazed opaque window to the side elevation.

## Home Office

9' 2" x 6' 6" ( 2.79m x 1.98m )

Work from home office with sealed unit double glazed window to the front elevation. Coving and

recess spot lights to ceiling, and wall mounted radiator.

## Living Room

17' 8" x 11' 5" ( 5.38m x 3.48m )

Sealed unit double glazed bay window to the front elevation. Feature fireplace with cast iron gas fire set in, and wooden surround. Coving to ceiling, wall mounted radiator and Oak bi-folding doors opening to the garden room.

## Garden Room

12' 1" x 11' 5" ( 3.68m x 3.48m )

Relaxing light and airy room with double glazed windows to the rear and side elevations. Double glazed Velux window and further double glazed sky light. French doors open to the family/dining area and Oak bi-folding doors open to extend the living room and complemented by the light tiled floor.

## Kitchen/ Dining/ Family Room

20' 4" max x 18' 4" ( 6.20m max x 5.59m )

L-Shape Room

## Kitchen Area

A beautiful re-fitted modern kitchen with a range of wall and base level units. One and a half bowl sink with swan neck mixer tap over, set below Quartz work surfaces with complimentary up stands and a feature wall of striking splash back tiling. Integrated appliances comprise dishwasher, fridge and freezer. Free standing range cooker with stainless steel extractor hood over. Connecting door to the utility room, Recessed spot lights to ceiling, wall mounted radiator, double glazed window to the rear elevation and complemented by the light tiled floor.

### Dining/ Family Area

Spacious family/dining area with double glazed Velux window providing a good degree of light to the dining area. Feature panelled wall, double glazed French doors to the rear elevation with complimentary double glazed windows either side, and a further double glazed window to the side elevation. Light tiled floor and glazed French doors opening to the garden room.

### Utility Room

Re-fitted utility room to match the kitchen. Base level units with work surface over, and stainless steel sink and drainer set in, and complimentary up stands. Plumbing for washing machine, wall mounted radiator, central heating boiler and the light tiled floor. Glazed door to the side elevation.

### First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four bedrooms and the family bathroom. Sealed unit double glazed window to the front elevation, wall mounted radiator and access to loft space.

### Master Bedroom

14' 1" x 11' 9" ( 4.29m x 3.58m )

Double glazed window to the rear elevation. Fitted wardrobes with mirrored sliding doors, wall mounted radiator and connecting door to the ensuite bathroom.

### En-Suite Bathroom

Four piece suite comprising panelled bath, low level flush w.c, vanity wash hand basin with storage below, separate shower cubicle and complementary tiling to splash back areas and floor. Extractor fan, heated towel rail and opaque double glazed window to the rear elevation.

### Bedroom Two

11' 9" x 10' 9" ( 3.58m x 3.28m )

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

### Bedroom Three

10' 2" x 7' 2" ( 3.10m x 2.18m )

Sealed unit double glazed window to the front elevation. Wall mounted radiator and fitted wardrobes.

### Bedroom Four

8' 10" x 6' 6" ( 2.69m x 1.98m )

Sealed unit double glazed window to the front elevation. Coving to ceiling and wall mounted radiator.

### Outside

#### Double Garage

Double detached garage with two up and over doors with power and lighting connected. Window and courtesy door to the rear elevation.

#### Front Garden

Mainly laid to lawn with shrub borders and retaining hedging. Pathway leading to the front door and double driveway leading to the double detached garage. Gated access to the rear garden.

#### Rear Garden

Landscaped rear garden enclosed by wooden panel fencing and brick wall. Mainly laid to lawn with shower and shrub borders, decking area, summer house and shed. Gated side access leading to the front of the house.

#### Council Tax Band

E









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**EPC Rating: D**

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Tenure: Freehold



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