



Connells

Milton Bridge
Wootton Northampton

Milton Bridge

Wootton Northampton NN4 6AT

for sale guide price
£550,000 - £575,000



Property Description

****GUIDE PRICE £550,000 - £575,000****
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 en-suite 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 en-suite 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









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

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

view this property online connells.co.uk/Property/WFL407588



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL407588 - 0003