



Connells

Villa Way
Wootton Northampton



Property Description

Ideally situated in desirable area of Wootton Fields and offered to the market with NO UPWARD CHAIN, is this well presented four/five bedroom town house built by DAVID WILSON HOMES.

The versatile accommodation is set over three floors and comprises entrance hall, downstairs cloakroom, bedroom four/family room, home office/bedroom five and utility room. To the first floor there is a kitchen/breakfast room and living/dining room with French doors opening to a balcony which looks out over green space. To the second floor there are three further bedrooms and the family bathroom. Outside the front is mainly laid to lawn with patio seating area, and to the rear, the garden is mainly laid to lawn with a paved patio area and gated access to the rear leading to the single garage and off road parking.

Viewing of this well presented home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with further doors leading off to the cloakroom, bedroom four/family room, work from home office/bedroom five and the utility room. Under stair storage recess, wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

White suite comprising low level flush w.c and pedestal wash hand basin with tiling to splash back area. Extractor fan and wall mounted radiator.

Bedroom Four/ Family Room

19' 6" x 8' 6" (5.94m x 2.59m)

Spacious and versatile room with UPVC double glazed window to the front elevation and wall mounted radiator.

Home Office/ Bedroom Five

9' 4" x 8' 11" (2.84m x 2.72m)

An ideal work from home office with UPVC double glazed French doors to the rear elevation, leading out to the rear garden Wall mounted radiator and coving to ceiling.

Utility Room

Base level units with work surface over and tiled to splash back areas. Wall mounted radiator, plumbing for washing machine, central heating boiler, extractor fan and glazed door to the rear elevation leading out to the rear garden.

First Floor Landing

Stairs rise from the entrance hall. Glass paneled walls to kitchen/breakfast room and living room/dining room. Wall mounted radiator and stairs rising to the second floor landing.

Kitchen/ Breakfast Room

16' max x 9' 5" (4.88m max x 2.87m)

L-Shape Room - Fitted with a range of wall and base level units. One and a half bowl sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Plumbing for dishwasher and integrated appliances comprise double oven, four ring gas hob with extractor hood over. Space for

breakfast table and chairs, and further space for an upright fridge/freezer. Two UPVC double glazed windows to rear the rear elevation and wall mounted radiator.

Living/ Dining Room

17' 7" x 16' 10" max (5.36m x 5.13m max)
L-Shape Room - UPVC double glazed window to the front elevation, and UPVC double glazed French doors leading out to a balcony, which overlooks the communal green to the front. Feature fireplace with coal effect gas fire fitted, wall mounted radiator and space for lounge suite and dining table and chairs.

Second Floor Landing

Stairs rise from the first floor landing, airing cupboard and access to loft space, and doors leading off to three bedrooms and the family bathroom.

Master Bedroom

9' 4" plus recess x 9' to wardrobes (2.84m plus recess x 2.74m to wardrobes)
UPVC double glazed window to the rear elevation. Fitted wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

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

Bedroom Two

8' 9" x 8' 5" max (2.67m x 2.57m max)
UPVC double glazed window to the front elevation. Fitted double wardrobe and wall mounted radiator.

Bedroom Three

11' 4" into door recess x 6' 10" max (3.45m into door recess x 2.08m max)
UPVC double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Three piece suite comprising panelled bath with shower mixer tap, low level flush w.c, pedestal wash hand basin and tiled to splash back areas and floor. Wall mounted radiator and extractor fan.

Outside

Front Garden

To the front of the house there is a small lawned area, and paved patio seating area, pathway to the front door and external storage cupboard.

Rear Garden

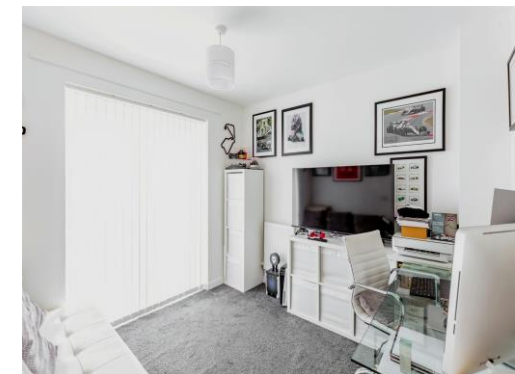
Mainly laid to lawn with paved patio area which is ideal for entertaining and alfresco dining, retaining timber fencing and gated access to the rear leading to the single garage and off road parking.

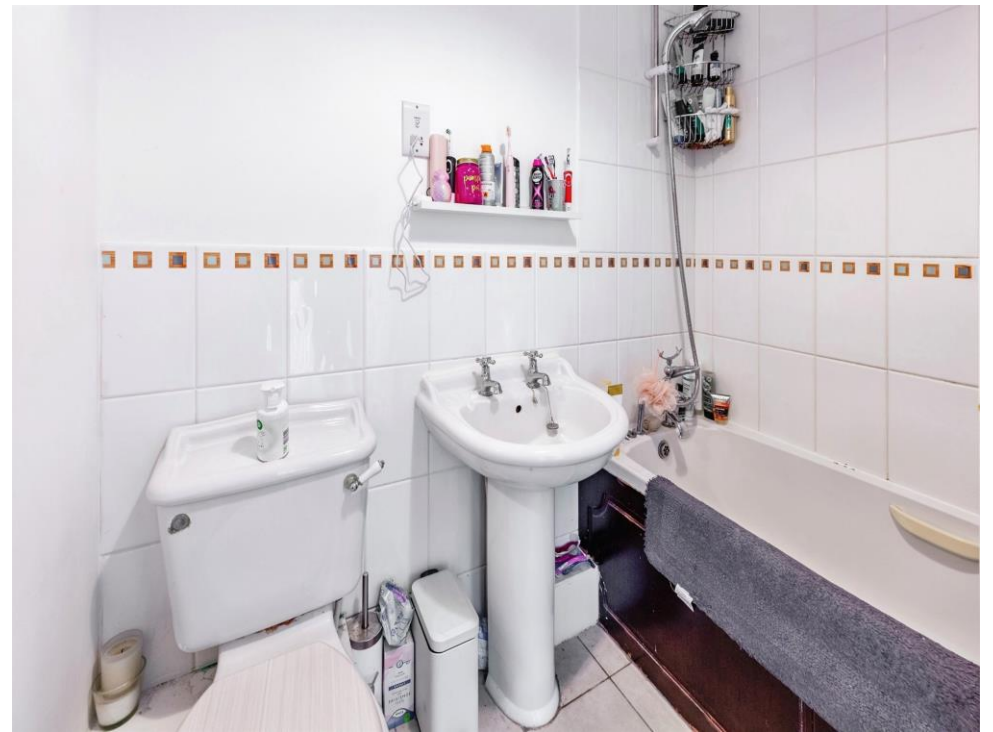
Single Garage

Single garage with up and over door, with off road parking set to the front.

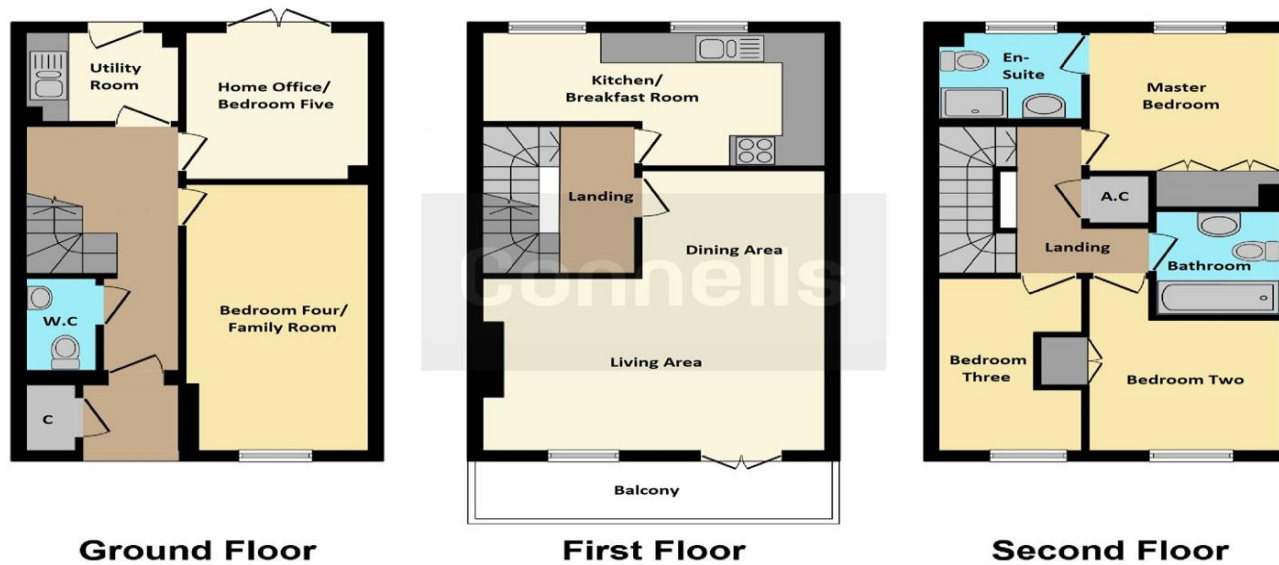
Council Tax Band

D.









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. 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 purchaser must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



Awaiting Photograph

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