



Connells

Long Meadow
Wootton Northampton



Property Description

Ideally set in the desirable area of WOOTTON FIELD, and located in a cul-de-sac is this detached family home which is offered with NO UPWARD CHAIN. Built by Bryant homes, in brief the property provides an entrance hall, downstairs cloakroom, spacious living room with French doors to the UPVC conservatory. Kitchen/breakfast room, separate dining room and utility room. To the first floor, the landing has a feature double glazed window to the front elevation, providing a good degree of natural light. There are four bedrooms and the family bathroom.

Outside there is a double detached garage with off road parking set to the front for several cars, and a low maintenance garden to the rear and side.

The property is ideally located within close proximity to good local schools and amenities, as well as easy access to transport routes. Viewing of this family home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with further doors leading off to the downstairs cloakroom, living room, dining room and kitchen/breakfast room. Wall mounted radiator, coving to ceiling and stairs rising to the first floor landing.

Cloakroom

Two piece suite comprises low level flush w.c and wash hand basin with tiling to splash back area. Wall mounted radiator and opaque double glazed window to the front elevation.

Living Room

19' 1" x 11' 3" (5.82m x 3.43m)
Two double glazed windows to the front elevation, and French doors with windows either side, opening to the conservatory. Feature fireplace, coving to ceiling, two wall mounted radiators and wall lights.

Conservatory

UPVC double glazed conservatory set on a dwarf wall with French doors lead out to the rear garden.

Dining Room

11' 3" x 8' 11" (3.43m x 2.72m)
Two double glazed windows to the front elevation. Wall mounted radiator and coving to ceiling.

Kitchen/ Breakfast Room

11' 3" x 9' 5" (3.43m x 2.87m)
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. Integrated appliances comprise electric oven and four ring gas hob with cooker hood over. Plumbing for washing machine, wall mounted radiator, coving to ceiling and connecting door to the utility room.

Utility Room

Base level unit with work surface over, and sink and drainer set in. Tiling to splash back area, plumbing for washing machine, wall mounted radiator and glazed door to the rear garden.

First Floor Landing

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

Master Bedroom

12' 1" x 11' 6" (3.68m x 3.51m)
Double glazed window to the rear elevation. Fitted wardrobes, wall mounted radiator, coving to ceiling 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. Extractor fan, wall mounted radiator and opaque double glazed window to the side elevation.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to the rear elevation. Wall mounted radiator and coving to ceiling. Fitted wardrobes.

Bedroom Three

11' 7" x 7' 2" (3.53m x 2.18m)

Double glazed window to the front elevation. Wall mounted radiator and coving to ceiling.

Bedroom Four

11' 7" x 6' 8" (3.53m x 2.03m)

Double glazed window to the front elevation. Wall mounted radiator and coving to ceiling.

Family Bathroom

Three piece suite comprising panelled bath. low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Extractor fan, chrome heated towel rail and opaque double glazed window to the rear elevation.

Outside

Front Garden

Gravelled border, and mature trees and hedging. Driveway provides off road parking for several cars and leads to the double detached garage. Gated access to the side and rear garden, and courtesy door to the double garage..

Rear And Side Garden

Low maintenance garden with retaining hedging and timber fencing. Extended paved patio area which is ideal for entertaining, and alfresco dining. Gated access to the front of the house. Westly facing garden.

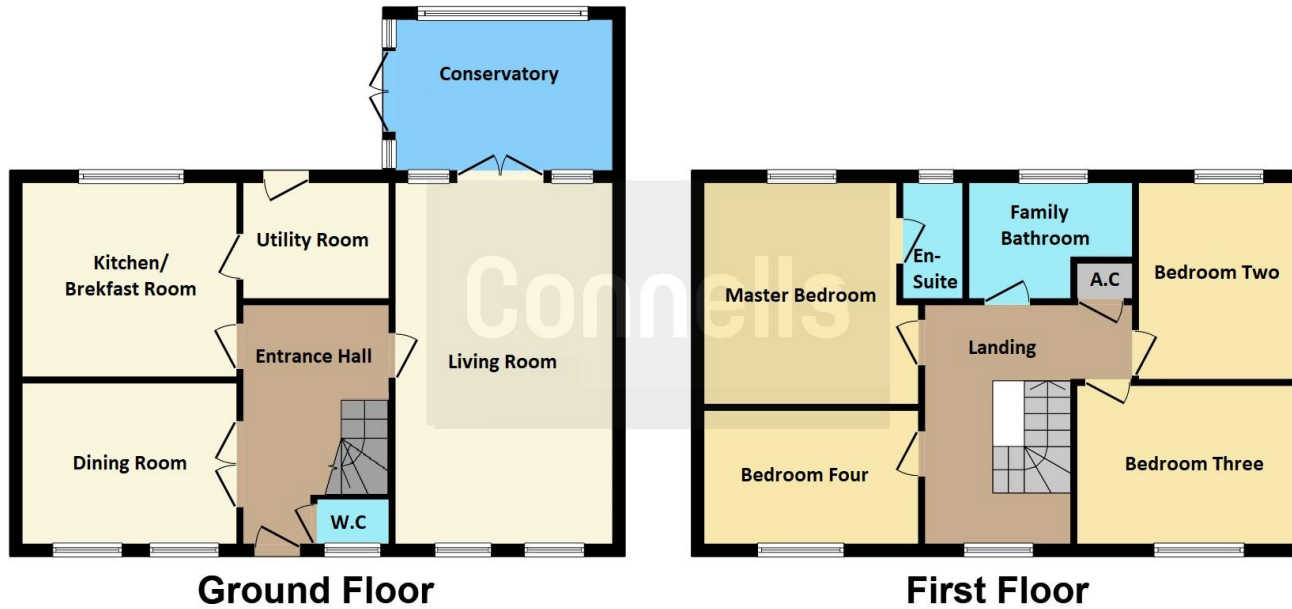
Double Garage

Double detached garage with two up and over remote controlled doors and power and lighting connected. Curtsey door to the side.

Council Tax Banding

E





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EPC Rating: C

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Tenure: Freehold



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