



Connells

Bancroft Close
Wootton Northampton



Property Description

A stunning 4 bedroom detached house set in the heart of Wootton Fields. Close to excellent schooling, local amenities and major road links. The property comprises a spacious entrance hall, home office, living room, dining room, kitchen/ breakfast room, utility room and downstairs cloakroom. To the first floor you have a light and bright landing with doors that lead to the master bedroom with en-suite. Three further bedrooms and a family bathroom with separate shower cubicle. To the front and side of the property you have a pathway that leads up to the front door, a tandem length driveway that leads up to the single garage. The rear garden is mainly laid to lawn with a patio area ideal for outside entertaining and access to the garage.

Entrance Hall

Enter property via a double glazed wooden door into a spacious hallway with doors leading to the lounge, kitchen, dining room, study and downstairs cloakroom with stairs leading to the first floor and complimented by solid wood flooring. Wall mounted radiator.

Living Room

16' 8" max x 12' 2" (5.08m max x 3.71m)
UPVC double glazed window on the left side elevation and french doors on the right side elevation leading to the rear garden. Gas feature fire place, wall mounted radiator and TV point.

Dining Room

12' 9" x 9' 6" max (3.89m x 2.90m max)
UPVC double glazed window to the front elevation, wall mounted radiator and solid wood flooring.

Home Office

10' 10" x 9' 3" (3.30m x 2.82m)
UPVC double glaze window to the front elevation, Wall mounted radiator and solid wood flooring.

Kitchen

15' 7" max x 10' 8" max (4.75m max x 3.25m max)
A beautifully presented fitted kitchen with an array of wall and base units with a feature island with space for seating. Integrated appliances comprises of an electric double oven with gas hob and cooker hood over, one and a half bowl stainless steel sink with spray attachment, dishwasher and a fridge/freezer. Wall mounted radiator and central heating boiler with UPVC double glazed french doors to the rear elevation leading into the rear garden and complimented by solid tile flooring.

Utility Room

Leading off the kitchen the utility room has further wall and base units with space and plumbing for a washing machine and tumble dryer with a wooden door to the rear elevation leading into the rear garden. Complimented by solid tile flooring.

Firts Floor Landing

Stairs rising from the entrance hall to a spacious landing with a UPVC double glazed window to the side elevation, loft access, wall mounted radiator and doors leading to all bedrooms, family bathroom and a double width airing cupboard that has shelving and the water tank.

Bedroom One

17' 9" max x 12' 1" max (5.41m max x 3.68m max)

UPVC double glazed window to the left and right side elevation, wall mounted radiator, built in wardrobes, TV point and access to the en-suite.

En-Suite

The en-suite comprises of UPVC double glazed window the the rear elevation, double width shower cubicle with a shower attachment off the mains, low level WC, wash hand basin with vanity unit, extractor fan, heated towel rail. Partly tiled to splash back areas and complimented by mosaic style tile flooring.

Bedroom Two

11' 3" x 10' 5" (3.43m x 3.17m)

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

Bedroom Three

13' 8" x 8' 3" max (4.17m x 2.51m max)

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

Bedroom Four

10' 8" x 8' 3" (3.25m x 2.51m)

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

Family Bathroom

This 4 piece suite comprises of a UPVC double glazed obscured window to the front elevation with a low level WC, wash hand

basin, bath, shower cubicle with shower attachment and partly tiled to splash back areas. Shaver point and extractor fan. Wall mounted radiator and solid tile flooring.

Outside

Front Garden

To the front of the property there are planted borders and a pathway leading up to the front door. To the side you have a tandem length driveway that leads up to the single garage.

Rear Garden

The rear garden is mainly laid to lawn, with a patio area ideal for outside furniture and entertaining. Enclosed with access into the garage and a separate gate that leads to the driveway.

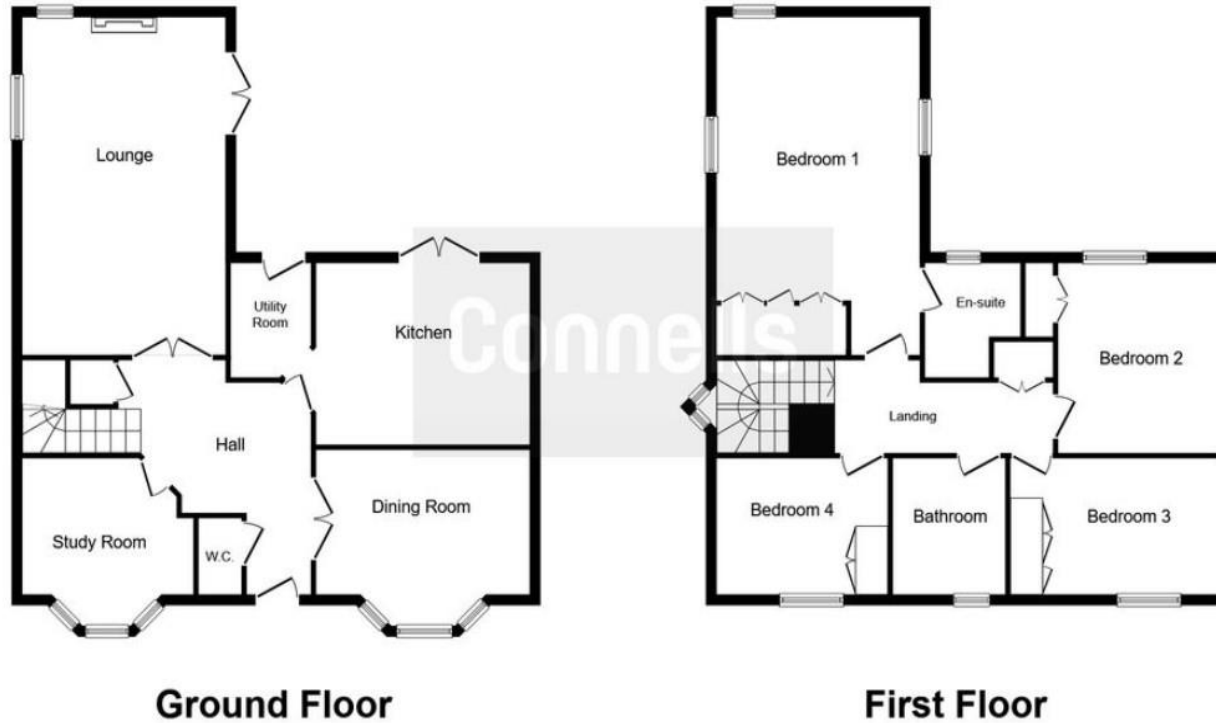
Council Tax Band

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EPC Rating: C

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Tenure: Freehold



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Property Ref: WFL407607 - 0005