

for sale

£300,000



New Road Wootton Northampton NN4 6HD

Offered to the market is this deceptively spacious three bedroom semi-detached home, set in the South Northants Village of Wootton and benefiting from a Southerly facing rear garden. Located within close proximity to good local schools and amenities, viewing is highly advised to fully appreciate.

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Entrance Hall

UPVC door to the front elevation with further doors leading off to the downstairs cloakroom, open plan kitchen/breakfast room and living/dining room. Under stairs storage cupboard, wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

Two piece white suite comprising low level flush w.c and wash hand basin set into vanity unit with tiling to splash back area. Wall mounted radiator, tiled floor and UPVC opaque double glazed window to the front elevation.

Kitchen/ Breakfast Room

17' 11" x 7' 11" (5.46m x 2.41m)

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with mixer tap over, set into work surfaces with complimentary tiling to splash back areas. Integrated appliances comprise washing machine, single electric oven and four ring gas hob with cooker hood over. Space for upright fridge freezer, wall mounted radiator and tiled floor. UPVC double glazed window to the front elevation and space for breakfast table and chairs.

Living/ Dining Room

19' 5" x 16' 2" (5.92m x 4.93m)

UPVC double glazed french doors to the rear elevation, with complimentary UPVC double glazed windows to the side, lead out to the rear garden. Wall mounted radiator and space for lounge suite and dining table and chairs.

First Floor Landing

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

Master Bedroom

12' x 11' 2" (3.66m x 3.40m)

UPVC double glazed window to the front elevation. Wall mounted radiator, tiled shower cubicle with extractor fan and space for freestanding wardrobes.

Bedroom Two

14' 4" plus door recess x 8' 1" (4.37m plus door recess x 2.46m)

UPVC double glazed window to the rear elevation and wall mounted radiator.



Bedroom Three

10' 11" plus door recess x 6' 11" (3.33m plus door recess x 2.11m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with shower over and glazed shower screen, , wash hand basin set into vanity unit, low level flush w.c and tiled to splash back areas. Extractor fan, wall mounted radiator, tiled floor and UPVC opaque double glazed window to the side elevation.

Outside

Driveway

The driveway set to the front of the property provides off road parking for two cars side by side, and gated access to the rear garden.

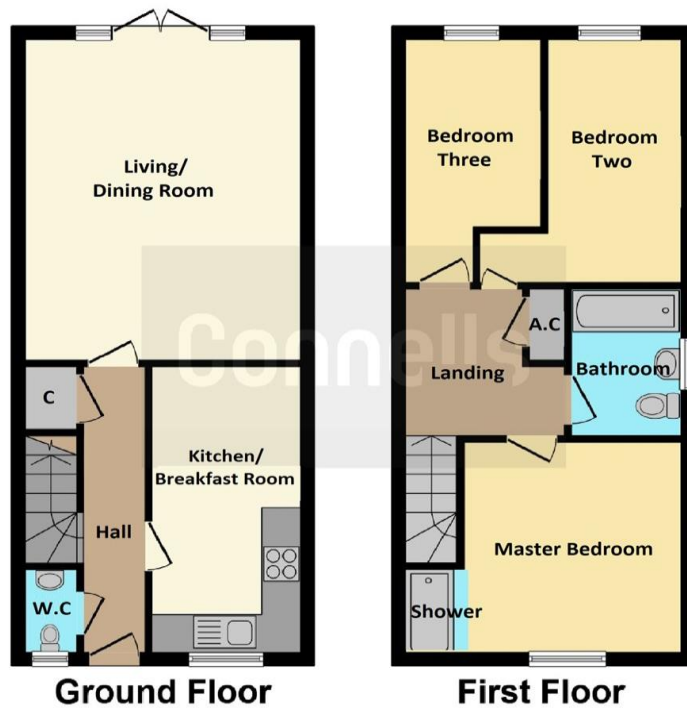
Rear Garden

Southerly facing rear garden which is mainly laid to lawn with an extended paved patio area which is ideal for entertaining. Retaining timber fencing and gated access to the side leads to the front of the property.

Council Tax Band

C.





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

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T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL407673 - 0002

Tenure: Freehold

EPC Rating: C

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