



Connells

Grafton View
Wootton Northampton

Grafton View Wootton Northampton NN4 6HQ

for sale offers in excess of
£525,000



Property Description

Connells estate agents are delighted to offer to market this individual four/five bedroom executive family home. Built by the current owner in 2012, this property offers a good blend of character features such as the feature brick fireplace and log burner, as well as modern features such as the kitchen fitted with integrated appliances. Accommodation comprises entrance hall, downstairs cloakroom, dining room, living room, kitchen, utility room and a bedroom accompanied by an en-suite. To the first floor there are four bedrooms all fitted with wardrobes as well as an en-suite to the master bedroom and a family bathroom. Outside there is a landscaped rear garden, driveway parking for three cars as well as a single garage.

The location of this property offers easy access to local amenities such as schools and shops and also offers close proximity to road links such as the A45, A508 and M1.

This property needs to be viewed to be fully appreciated.

Entrance Hall

Enter via a wooden front door with opaque window panes. Wall mounted radiator. Storage cupboard understairs.

Cloakroom

Enter from entrance hall. Tiled flooring. Wc and wash-hand basin. Wall mounted radiator. Extractor fan.

Dining Room

12' 3" x 8' 3" (3.73m x 2.51m)

Enter from entrance hall or living room. Two wall mounted radiators. Double glazed window to front aspect and also to side aspect.

Living Room

16' 7" x 12' 3" (5.05m x 3.73m)

Enter from dining room or entrance hall. Feature brick fireplace with wood burning stove. Two wall mounted radiators. French doors to access the rear garden.

Kitchen/ Breakfast Room

15' 6" x 12' 6" Maximum (4.72m x 3.81m Maximum)

Enter from entrance hall. Tiled flooring. Two double glazed windows to side aspect. Integrated dishwasher, fridge and freezer. Space for a range cooker.

Utility Room

9' 7" narrowing to x 4' 7" (2.92m narrowing to x 1.40m)

Enter from kitchen/breakfast room. Tiled flooring. Recessed spotlights in the ceiling. Double glazed window to rear aspect and a door to access the garden to the side. Butler sink. Space for washing machine and dryer. Wall mounted radiator and extractor fan.

Guest Bedroom

12' 6" x 12' 2" (3.81m x 3.71m)

Enter from entrance hall. Built-in wardrobe. Wall mounted radiator. Double glazed window to rear aspect.

En-Suite Shower Room

Enter from bedroom two. Three piece suite to contain wc, wash-hand basin and a walk-in shower. Double glazed opaque window to rear aspect. Recessed spotlights. Chrome heated towel rail. Extractor fan.

First Floor Landing

Rise from entrance hall. Wall mounted radiator. Skylight. Airing cupboard fitted with its own wall mounted radiator. Access to loft.

Master Bedroom

17' 7" x 12' (5.36m x 3.66m)

Wall mounted radiator. Double glazed window to rear aspect. Two built-in wardrobes.

En-Suite Shower Room

Enter from master bedroom. Three piece suite to include wc, wash-hand basin and a walk-in shower cubicle. Extractor fan. Skylight window. Heated towel rail. Recessed spotlights.

Bedroom Three

13' 8" x 12' 4" Maximum (4.17m x 3.76m Maximum)

Enter from first floor landing. Built-in wardrobe. Double glazed window to side aspect and also to side aspect, Wall mounted radiator.

Bedroom Four

12' 5" x 9' 8" (3.78m x 2.95m)

Enter from first floor landing. Double glazed window to front aspect. Wall mounted radiator. Two built-in wardrobes.

Home Office/ Bedroom Five

10' 4" x 8' 4" (3.15m x 2.54m)

Enter from first floor landing. Double glazed window to side aspect. Wall mounted radiator. Built-in wardrobe.

Family Bathroom

Enter from first floor landing. Three piece suite to include wc, wash-hand basin and bath tub. Double glazed opaque window to side aspect. Recessed spotlights. Extractor fan. Heated towel rail.

Outside

Driveway

Block paved driveway for three cars.

Integral Garage

17' 6" x 9' 3" (5.33m x 2.82m)

Single garage with a separate workshop area to the rear. Double glazed opaque window to side aspect. Up and over door. Power and lighting. Wall mounted radiator.

Rear Garden

Patio area directly behind the house. Bricked raised flower beds separating the patio from the lawn. Half bricked boundary with timber fencing. Gate to access the driveway.

Council Tax Band

F









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WFL407079



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: WFL407079 - 0007