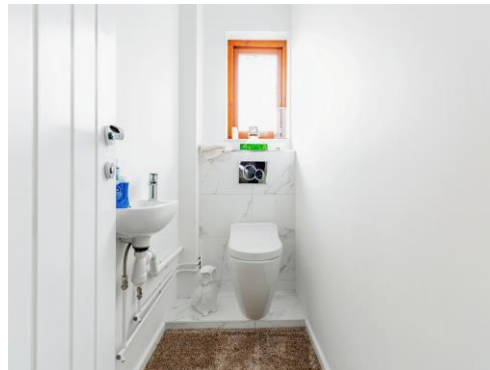




Not for marketing purposes INTERNAL USE ONLY

Claystones
Northampton



Property Description

An absolutely immaculately presented and spacious chalet style, two bedroom bungalow situated on a corner plot in a cul-de-sac location in West Hunsbury. Internally the property has been completely refurbished throughout and tastefully decorated with re-fitted kitchen and shower room and landscaped gardens.

Internally the bungalow has entrance hall, cloakroom with state of the art toilet which washes and dry's, utility room, re-fitted kitchen, spacious lounge, two double bedrooms and re-fitted shower room. Outside there is a wrap around plot with mature fruit tree and driveway providing off road parking. The rear garden is fully enclosed and laid mostly to lawn with a great sized patio area which would be ideal for entertaining. Garage with up and over door and power and lighting connected, with courtesy door to garden.

Viewing of this impressive bungalow is highly advised to fully appreciate.

Entrance Lobby

Door to the side elevation and further door opening to the spacious entrance hall.

Entrance Hall

Doors lead off to the cloakroom, living/dining room, kitchen, utility room, two double bedrooms and the re-fitted shower room. Access to the loft space via a pull down ladder.

Cloakroom

Re-fitted white suite comprising combination 'Geberit' bidet/w.c flush unit, wash hand basin, radiator and opaque double glazed window to the side elevation..

Living/ Dining Room

17' 2" x 11' 5" (5.23m x 3.48m)

Two double glazed windows to the rear elevation and wall mounted radiator.

Kitchen

11' 6" max x 9' 5" (3.51m max x 2.87m)

Beautiful brand new kitchen with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces with matching splash backs. Siemens integrated appliances comprise a single oven and induction hob with cooker hood over. Space for upright fridge freezer, wall mounted radiator, two double glazed windows to the front elevation and glazed courtesy door.

Utility Room

8' 7" x 4' 10" (2.62m x 1.47m)

Base level unit with work surface over. Plumbing for washing machine, cloaks cupboard, wall mounted central heating boiler and double glazed window to the side elevation.,

Master Bedroom

13' 3" x 11' 8" (4.04m x 3.56m)

Good size double room with double glazed window to the rear elevation. Range of fitted bedroom furniture and wall mounted radiator.

Bedroom Two

11' 8" x 10' 9" (3.56m x 3.28m)

Good size double room with double glazed window to the front elevation. Range of fitted bedroom furniture and wall mounted radiator.

Shower Room

Beautiful re-fitted suite comprising walk-in shower, low level flush w.c and vanity wash hand basin with mixer tap over, and storage below. Fully tiled to walls, grab rails, heated towel rail, extractor fan and recessed spot lights to ceiling. Opaque double glazed window to the side elevation.

Outside

Garage

Single garage with up and over door and power and lighting connected. Courtesy door to the rear garden.

Front Garden

The bungalow occupies a good size plot of approximately 100 ft front to back. The front and side are mainly laid to lawn with inset trees and a seating terrace adjoining the kitchen front door. The driveway is to the side of the bungalow, through wrought iron gates and extends to approximately 75 ft and leading to the single garage and further hard standing.

Rear Garden

Mainly laid to lawn with flower and shrub border, Cherry and Apple trees and conifer hedging. Newly laid paved patio area, creating a great space to entertain. Driveway

and hard standing provides a space for caravan/trailer. Courtesy door to the single garage. Secure gate.

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. 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: D

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



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: WFL407472 - 0004