

for sale

£315,000



Elm Grove Wootton Northampton NN4 6FB

A stunning three bedroom semi-detached house ideally set in a prime location of Wootton Fields. The property benefits from a re-fitted open plan kitchen/dining room with French doors leading out to a Southerly facing rear garden and master bedroom with a re-fitted en-suite shower room.

Elm Grove Wootton Northampton NN4 6FB

Council Tax Band

C

Entrance Hall

Door to the front elevation, wall mounted radiator and further doors leading off to the downstairs cloakroom and living room.

Cloakroom

Suite comprising low level flush w.c, wash hand basin and tiled to splash back area. Extractor fan and wall mounted radiator.

Living Room

13' 10" x 11' 11" (4.22m x 3.63m)

Two UPVC double glazed windows to the front elevation with plantation shutters fitted. Solid wood flooring, feature fireplace, wall mounted radiator and connecting door to the inner hallway..

Inner Hallway

Doors lead off to the living room and open plan kitchen/dining room. Solid wood flooring, wall mounted radiator and stairs rising to the first

Kitchen/ Dining Room

Re-fitted open plan kitchen/dining room, fitted with a range of wall and base level units. One and a half bowl sink set below Quartz work surfaces with complimentary Quartz splash backs. Integrated appliances comprising washing machine, fridge/freezer, electric oven and combination grill/microwave oven and electric hob with extractor hood over. Wall mounted radiator, recessed spot lights to ceiling, wall lights and UPVC double glazed window to the rear elevation and UPVC double glazed French doors leading out to the rear Southerly facing garden.

First Floor Landing

Stairs rise from the inner hallway, doors lead off to three bedrooms and the family bathroom. Airing cupboard and access to the loft space.

Master Bedroom

UPVC double glazed window to the rear elevation with plantation shutter fitted. Fitted wardrobe, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room



Re-fitted three piece suite comprising shower cubicle, low level flush w.c, vanity wash hand basin and fully tiled to walls and floor. Extractor fan, chrome heated towel rail, recessed spotlights to ceiling and UPVC opaque double glazed window to the rear elevation.

Bedroom Two

10' 6" x 8' (3.20m x 2.44m)

UPVC double glazed window to the front elevation with plantation shutter fitted and wall mounted radiator.

Bedroom Three

7' x 6' 11" into wardrobe (2.13m x 2.11m into wardrobe)

UPVC double glazed window to the front elevation with plantation shutter fitted. Built-in wardrobes and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with shower mixer tap, low level flush w.c, pedestal wash hand basin and tiled to splash back areas and floor. Extractor fan, wall mounted radiator, shaver point and UPVC opaque double glazed window to the side elevation.

Outside

Front Garden/ Parking

Double width driveway providing off road parking for two cars, side by side. Mature shrub and flower borders and gated access to the side leading to the rear garden.

Rear Garden

Beautifully landscaped Southerly facing rear garden which is mainly laid to lawn, with flower and shrub borders. Paved patio area which is ideal for alfresco dining, retaining timber fencing and gated access to the side leading to the front of the house.



To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

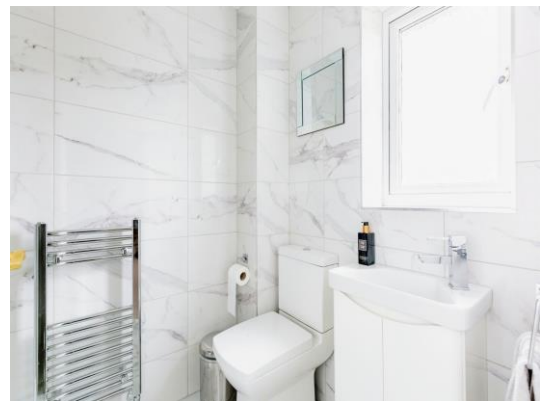
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Property Ref: WFL407761 - 0002

Tenure: Freehold

EPC Rating: C

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