



Connells

Woodlands
Grange Park Northampton



Property Description

Offered to the market is this well laid out detached family home ideally located in the sought after location of Grange Park.

The property in brief comprises entrance hall, downstairs cloakroom, work from home office and spacious living room with feature bay window to the front. The kitchen/dining room has been opened up to create a versatile space including a breakfast bar and space for a family size dining table and chairs. The utility room completes the ground floor accommodation.

Entrance Hall

Door to the front elevation with further doors leading off to the downstairs cloakroom, home office, living room and the open plan kitchen/dining room. Wall mounted radiator and stairs rising to the first floor gallery landing.

Cloakroom

Re-fitted white suite comprising low level flush w.c and vanity wash hand basin. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Home Office

10' x 8' (3.05m x 2.44m)

An ideal work from home office with UPVC double glazed window to the front elevation and wall mounted radiator.

Living Room

19' 9" into bay x 11' 3" (6.02m into bay x 3.43m)

UPVC double glazed bay window to the front elevation and UPVC double glazed window to the side elevation. Wall mounted radiator and space for a large lounge suite.

Open Plan Kitchen/Dining Room

25' 11" x 13' 9" max (7.90m x 4.19m max)

Kitchen Area

Fitted with a range of wall and base level units, and under cabinet lighting. Sink with mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, fridge, single electric oven and electric hob with stainless steel splash back and cooker hood over. Breakfast bar, UPVC double glazed window to the rear elevation, storage cupboard and connecting door to the utility room and open to the dining area.

Dining Area

UPVC double glazed French doors to the rear elevation leading out to the rear garden. Wall mounted radiator and space for family size dining table and chairs.

Utility Room

Base level units with work surface over. Plumbing for washing machine and space to tumble dryer.

First Floor Landing

Gallery landing with stairs rising from the entrance hall. Doors lead off to four double bedrooms and the Jack and Jill shower room. UPVC double glazed window to the front elevation and access to the loft space.

Master Bedroom

15' 2" x 11' 3" (4.62m x 3.43m)

Spacious master bedroom with UPVC double glazed windows to the front and side elevations. Two double fitted wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level flush w.c, wash hand basin and complimentary splash backs. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m)

Double size room with UPVC double glazed window to the rear elevation. Wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level flush w.c, wash hand basin and complimentary splash backs. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Bedroom Three

11' 1" x 9' 2" (3.38m x 2.79m)

Double size room with UPVC double glazed window to the rear elevation. Wall mounted radiator and connecting door to the Jack and Jill shower room.

Jack And Jill Shower Room

Re-fitted suite comprising shower cubicle, low level flush w.c and vanity wash hand basin and complimentary splash backs. Double fitted wardrobe, recessed spotlights, extractor fan, wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

Bedroom Four

10' 3" x 8' 5" (3.12m x 2.57m)

Double size room with UPVC double glazed window to the front elevation and wall mounted radiator.

Outside

Driveway

Extended driveway providing off road parking for several cars. Gated access to the side leads to the rear garden.

Rear Garden

Southerly facing rear garden with an extended paved patio area which is ideal for entertaining, lawned area and decking area. Timber shed, retaining timber fencing and gated access to the side leading to the front of the house.

Council Tax Band

E.









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/WFL407777



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: WFL407777 - 0004