



Connells

Villa Way
Wootton Northampton



Entrance Hall

A bright and inviting entrance hall offering access to home office, living room, kitchen/breakfast room, cloakroom and snug/dining room. LVT flooring. Two wall mounted radiators and a coat closet.

Home Office

11' 1" x 8' 5" (3.38m x 2.57m)

Two double glazed windows to front aspect looking over the driveway. Wall mounted radiator.

Living Room

18' 4" x 11' 2" (5.59m x 3.40m)

A formal living room that is entered from the entrance hall via double doors. A fireplace with beige stone mantle. Two wall mounted radiators. Access to the conservatory/ family room via bi-fold doors to the rear.

Conservatory/Family Room

20' 10" x 12' 9" Maximum (6.35m x 3.89m Maximum)

A solid roof conservatory extension offering use all year round, accessed via bi-fold doors from both the kitchen/breakfast room and the living room. Two skylight windows and double-glazed windows surround allowing ample natural light. Wood burning stove providing a means to heat the room during the winter months. Two French doors to rear aspect allowing access to the private and secluded rear garden.

Kitchen/Breakfast Room

19' x 11' 3" (5.79m x 3.43m)

A modern kitchen with a range of wall and base level units. Double glazed UPVC window to rear aspect looking out onto the garden. LVT flooring throughout. Breakfast bar to the centre of the room, ideal for those who like to be sociable. Integrated

double oven, dishwasher, 5 ring gas hob and extractor hood and a space for an American style fridge freezer. Recessed spotlights in the ceiling.

Utility Room

6' 11" x 6' 5" (2.11m x 1.96m)

Accessed from the kitchen/breakfast room. LVT flooring. Wall and base level units. Wooden style worktop with stainless steel sink and drainer. Space for washing machine and dryer. Door to the side to

access the side alley connecting the garage to the garden.

Snug/Dining Room

12' 5" x 9' 5" Plus door recess (3.78m x 2.87m Plus door recess)

An ideal multifunctional room that can serve many purposes including as a dining room or as a snug. Two double glazed windows looking out onto the front of the property. Wall mounted radiator.

Downstairs Cloakroom

A well-presented cloakroom consisting of a wc, a wash-hand basin vanity unit, a wall mounted radiator and an extractor fan.

First Floor

Landing

Rise from entrance hall. Access to four bedrooms and a family bathroom. A large double glazed arched window to front aspect allowing ample natural light. Wall mounted radiator and an airing cupboard.

Bedroom Two

13' x 12' 6" (3.96m x 3.81m)

Two double glazed windows looking out onto the front of the house. A double sized fitted wardrobe. Wall mounted radiator. Access to the en-suite shower room.

En-Suite Shower Room

A three-piece suite to include wc, wash hand basin vanity unit and a walk-in shower cubicle. Shaver port located above the wash hand basin. Wall mounted radiator and extractor fan. Double glazed opaque window to side aspect.

Bedroom Three

11' 4" x 11' 2" (3.45m x 3.40m)

Double bedroom with a double sized fitted wardrobe. Two double glazed UPVC windows looking out onto the front of the property. Wall mounted radiator.

Bedroom Four

13' 10" x 9' 8" Plus door recess (4.22m x 2.95m Plus door recess)

Double bedroom consisting of a fitted wardrobe, double glazed UPVC window to rear aspect looking out onto the garden and a wall mounted radiator.

Bedroom Five

11' 4" x 9' 9" Maximum (3.45m x 2.97m Maximum)

Double bedroom consisting of a double sized fitted wardrobe. Double glazed UPVC window looking out onto the rear garden. Wall mounted radiator.

Family Bathroom

A recently renovated four-piece suite to include wc, pedestal wash hand basin, bath and a walk-in shower cubicle. Extractor fan. Shaver port situated above the wash hand basin. Double glazed opaque window to rear aspect. Wall mounted radiator.

Second Floor

Master Bedroom

17' 5" Maximum x 13' 3" Maximum (5.31m Maximum x 4.04m Maximum)

Situated on the second floor. Two skylight windows to front aspect and two skylight windows to rear aspect. Fitted dressing table. Recessed spotlights. Eaves storage. Wall mounted radiator. Landing area with recessed spotlights and a skylight window to front aspect over the stairs.

Dressing Room

17' 5" Maximum x 10' 5" Maximum (5.31m Maximum x 3.17m Maximum)

Skylight windows to front and rear aspect. A range of fitted units including two wardrobes, a dressing table and a shelving unit. Recessed spotlights. Wall mounted radiator.

En-Suite

A four-piece suite to include wc, pedestal wash hand basin, bathtub and a walk-in shower cubicle fitted with a rainfall showerhead. Skylight window to rear aspect. Recessed spotlights. Chrome heated towel rail. Shaver socket. Extractor fan.

Outside

Driveway

Block paved driveway offering parking for numerous cars accessed via a dropped kerb.

Double Garage

17' 9" x 16' 8" (5.41m x 5.08m)

Detached double garage accessed via a door from the garden or via two up-and-over doors to the front. Power and lighting.

Rear Garden

Private and secluded rear garden enclosed by timber fencing. Patio area to the rear leading round to the side of the property. Lawn leading down to a decked area at the far end of the garden. Raised flower beds to the border. Gate to access the driveway.









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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Tenure: Freehold



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