



Connells

Cowbeck Close
Wootton Northampton



Property Description

Ideally situated at the end of a cul-de-sac in the highly desired location of Wootton Fields is this well-presented four-bedroom detached family home. This property benefits from ample parking to the front for at least four cars as well as an integral single garage with a sectioned off area offering potential use within the house. Other benefits include the en-suite to the master, downstairs cloakroom and the utility room.

Cowbeck Close is ideally located within proximity to local amenities, in particular shops and numerous schooling options, and is also located within easy access to commuter links, namely the A45, A508 and the M1 road networks.

Accommodation comprises on the ground floor, entrance hall, living room, dining room, kitchen/breakfast room, utility room, downstairs cloakroom. To the first floor there is a landing area offering access to four bedrooms and a family bathroom, there is also an en-suite supporting the master bedroom. Outside there is driveway parking for four cars, a rear garden and an integral single garage.

Entrance Hall

As you enter the property you are greeted by an open entrance hall, offering access to the living room, dining room, kitchen, cloakroom and the garage. There is built-in storage and a wall mounted radiator.

Living Room

16' 8" x 10' 7" (5.08m x 3.23m)

Gas fireplace to the centre of the external wall. Double glazed bay window to front aspect. Two wall mounted radiators. Double door to the rear of the room to access the dining room.

Dining Room

11' 11" x 8' 4" Plus door recess (3.63m x 2.54m Plus door recess)

Accessed via a double door from the living room, or a single door from the entrance hall. Wall mounted radiator and door to rear aspect to access the garden.

Kitchen/Breakfast Room

10' 11" x 9' 4" (3.33m x 2.84m)

A range of wall and base level units. Integrated double oven, dishwasher, four ring gas hob and extractor hood. Stainless steel sink and drainer situated under the double-glazed window to rear aspect.

Utility Room

8' 4" x 4' 9" (2.54m x 1.45m)

Space for washing machine, dryer and a fridge underneath a solid work top. Door to rear aspect to access the garden.

Downstairs Cloakroom

Wc and wash-hand basin vanity unit. Chrome heated towel rail. Double glazed opaque window to side aspect.

First Floor Landing

Rise from the entrance hall. Double glazed opaque window situated over the stairs to provide lighting. Wall mounted radiator. Built-in airing cupboard. Loft access.

Master Bedroom

14' Maximum x 10' 7" (4.27m Maximum x 3.23m)

A double room consisting of a fitted double wardrobe, wall mounted radiator and double-glazed window to front aspect.

En-Suite

Three-piece suite to include wc, wash hand basin vanity unit and walk-in shower cubicle. Double glazed opaque window to front aspect. Recessed spotlights. Heated towel rail and extractor fan.

Bedroom Two

12' Maximum x 8' 6" Plus door recess (3.66m Maximum x 2.59m Plus door recess)

A double bedroom consisting of a fitted wardrobe, Double glazed window to rear aspect and a Wall mounted radiator.

Bedroom Three

9' 1" x 8' 10" (2.77m x 2.69m)

Double glazed window to rear aspect and wall mounted radiator.

Bedroom Four

8' 10" x 6' 11" (2.69m x 2.11m)

Double glazed window to rear aspect and wall mounted radiator.

Bathroom

Three-piece suite to include wc, wash hand basin and bath with a power shower attached. Shaver port. Double glazed opaque window to front aspect. Chrome heated towel rail. Extractor fan.

Driveway

Half tarmac and half shingled offering parking for four cars.

Rear Garden

Timber fencing. Lawn.

Single Garage

Single integral garage which has a partition wall up which allows a separate sectioned off area.









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

view this property online connells.co.uk/Property/WFL407807

Tenure: Freehold



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: WFL407807 - 0003