



Connells

High Greeve
Wootton Northampton



Property Description

Connells are delighted to offer to market this immaculately presented four-bedroom detached family home located in the highly desired area of Wootton set on a corner plot. This property has had a number of improvements from the current owners, including an extension above the garage, a single-story extension to the rear and also a recently refitted kitchen, among other cosmetic improvements that have been made.

This property's location offers close proximity to local amenities, in particular shops and schools, and also offers easy access to local transport links, namely the A45, A508 and M1 road links as well as Northampton mainline train station.

Accommodation comprises on the ground floor, entrance hall, downstairs cloakroom, living room, snug/family room, dining room, kitchen, utility room, to the first floor, landing, four bedrooms, an en-suite supporting the master bedroom and a family bathroom. Outside there is driveway parking for up to three cars, a single integral garage and gardens to front and to rear.

Entrance Hall

As you enter the property you are greeted by an entrance hall that offers access to the living room, kitchen and downstairs cloakroom as well as the staircase to the first floor. Within the entrance hall there is a wall mounted radiator.

Downstairs Cloakroom

Wc and wash hand basin. Double glazed opaque window to front aspect. Wall mounted radiator.

Living Room

17' Including Bay x 10' 10" (5.18m Including Bay x 3.30m)

Spacious living room with double glazed window to front aspect. Wall mounted radiator.

Snug/Family Room

10' 2" x 8' 9" (3.10m x 2.67m)

Archways to front and rear to access living room and dining room. Wall mounted radiator.

Dining Room

10' 1" x 7' 11" (3.07m x 2.41m)

Double glazed window to rear aspect. French doors to access the garden. Wall mounted radiator.

Kitchen

16' 10" x 10' 2" Maximum (5.13m x 3.10m Maximum)

A recently refitted kitchen with a range of wall and base level units. Wooden work tops throughout. A range of integrated appliances including double oven, dishwasher, wine cooler, four ring gas hob and an extractor fan, there is also additional space for a fridge freezer. Built-in storage situated under stairs. Stainless steel sink and drainer situated under the double-glazed window to rear aspect. Door to rear to access the garden.

Utility Room

Wooden worktops supported by a base level unit. Space for washing machine and a dryer. Door to access the integral single garage. Stainless steel sink and drainer situated underneath the double-glazed opaque window to side aspect.

First Floor

Landing

Rise from entrance hall. Built in airing cupboard and access to the loft.

Master Bedroom

10' 9" Maximum x 10' 7" (3.28m Maximum x 3.23m)

A double bedroom with two fitted wardrobes. Double glazed window to rear aspect. Wall mounted radiator.

En-Suite

A three-piece suite to include wc, pedestal wash hand basin and a walk-in shower cubicle. Extractor fan and double-glazed opaque window to side aspect, both providing ventilation. Chrome heated towel rail.

Bedroom Two

16' x 14' 4" (4.88m x 4.37m)

A generously sized double bedroom. Two double glazed windows to front aspect. Two wall mounted radiators.

Bedroom Three

12' 2" x 7' 4" (3.71m x 2.24m)

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Four

10' 8" Maximum x 9' 8" (3.25m Maximum x 2.95m)

Double glazed window to front aspect. Wall mounted radiator.

Family Bathroom

A three-piece suite to include wc, wash hand basin vanity unit and a bathtub with an attached shower. Shaver port. Double glazed opaque window to rear aspect. Extractor fan. Chrome heated towel rail.

Driveway

Block paved driveway for up to three cars.

Single Garage

17' 7" x 7' 9" (5.36m x 2.36m)

Single integral garage with power and lighting and an up and over door.

Front Garden

Lawned garden with bushes to the perimeter.

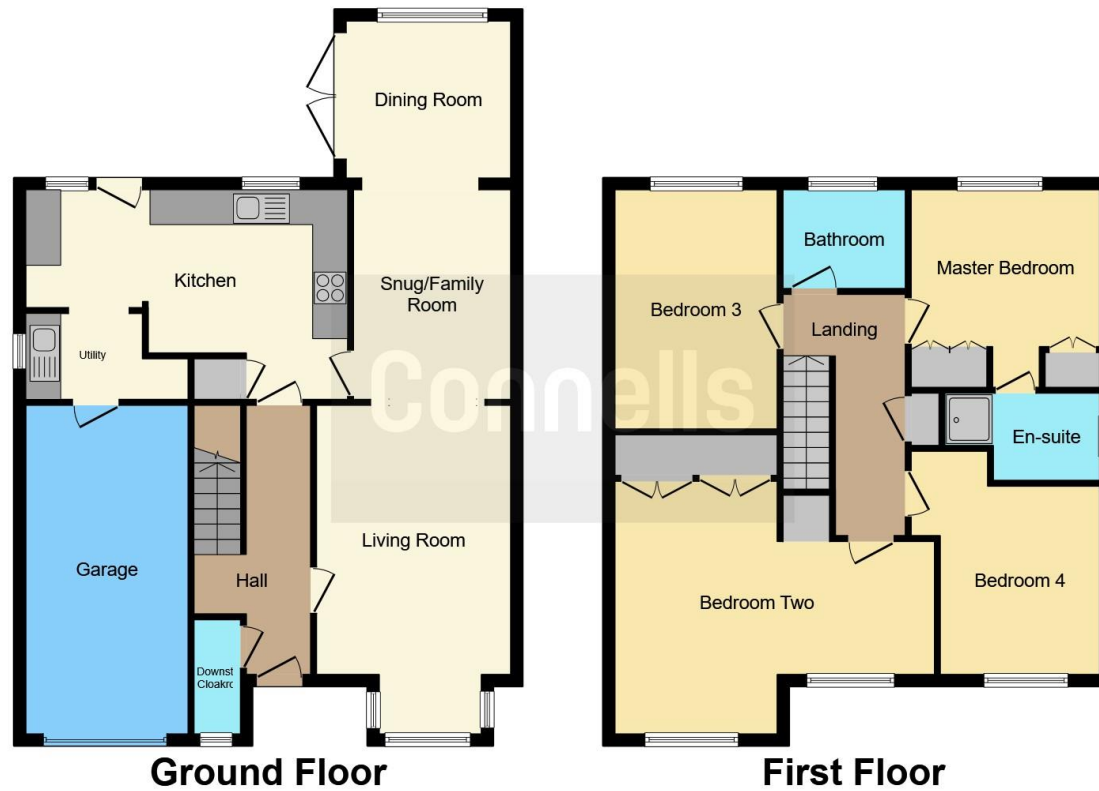
Rear Garden

Corner plot, enclosed by timber fencing and solid brick walling. Patio area directly behind the property. Lawn and a shed. Access to front via a gate.









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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EPC Rating: C

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Tenure: Freehold



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