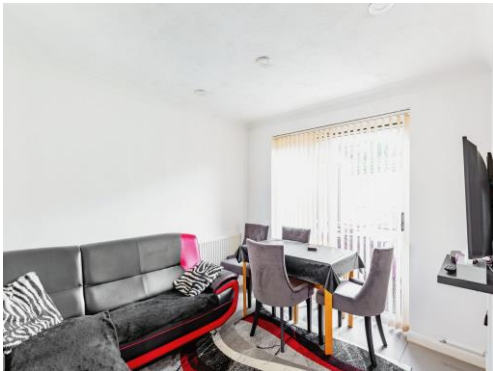




Connells

Little Greeve Way
Wootton Northampton



Property Description

Situated in the desirable location of Wootton, Northampton, this stunning 4-bedroom detached property offers a fantastic family home in a peaceful yet well-connected location. With a spacious interior, modern design, and well-maintained features throughout, this property is ideal for those seeking a blend of countryside charm and contemporary living. The ground floor boasts a welcoming entrance hall, a generous living room, and an open-plan kitchen/breakfast area, perfect for entertaining. Upstairs, you'll find four good-sized bedrooms, including a master with en-suite, and a family bathroom. Outside, the property benefits from a private rear garden and a double garage with driveway parking for multiple vehicles. Located close to local shops, schools, and excellent transport links, this home offers the ideal combination of tranquillity and convenience. A perfect family home with everything you need for modern living in. Arrange your viewing today!

Entrance Hall

Double glazed door to front elevation with complementary window on the side. Stairs rising to first floor landing and further doors leading off to kitchen/ breakfast room, study/ family room, dining room, and sitting room. Courtesy door opening to garage.

Cloakroom

Suite comprising a low level flush w.c and wash hand basin. Door opening to garage.

Sitting Room

11' 1" max x 16' 10" max (3.38m max x 5.13m max)

Double glazed bay window to front elevation, feature fireplace, wall mounted radiator and French doors leading to dining room.

Dining Room

10' 4" max x 10' 8" max (3.15m max x 3.25m max)

French doors opening to sitting room, wall mounted radiator and double glazed patio doors to rear elevation.

Study/ Family Room

9' 8" max x 12' 2" max (2.95m max x 3.71m max)

Double glazed window to the rear elevation and wall mounted radiator.

Kitchen/ Breakfast Room

15' 5" max x 15' 10" max (4.70m max x 4.83m max)

Fitted kitchen with a range of wall and base level units, sink/drain set into work surfaces. Integrated appliances comprising a double electric ovens and five ring gas hob with cooker hood over. Breakfast bar, wall mounted radiator and tiled floor. Double glazed window and door to the rear elevation. Courtesy door connecting to garage.

First Floor Landing

Stairs rising from entrance hall with doors leading off to four bedrooms and family bathroom. Access to the loft, airing cupboard.

Bedroom One

14' 1" max x 14' 9" max (4.29m max x 4.50m max)

Double glazed window to the front elevation, built in wardrobes and wall mounted radiator. Connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c, bidet and wash hand basin with tiling to walls and floor. Extractor fan , heated towel rail and opaque double glazed window to the front elevation.

Bedroom Two

11' 6" max x 11' 3" max (3.51m max x 3.43m max)

Double glazed windows to the rear elevation, built in wardrobe and wall mounted radiator.

Bedroom Three

10' 9" up to wardrobe x 9' 5" up to wardrobe (3.28m up to wardrobe x 2.87m up to wardrobe)

Double glazed windows to the front elevation, built in wardrobe and wall mounted radiator.

Bedroom Four

9' 4" max x 11' 3" max (2.84m max x 3.43m max)

Double glazed window to the rear elevation. Built in wardrobes and wall mounted radiator.

Family Bathroom

Suite comprising a shower cubicle, bath with shower attachment, low level flush w.c, bidet, and two wash hand basins with tiling to walls and floor. Heated towel rail, shaving point, extractor fan, and opaque double glazed window to the rear elevation.

Outside

Front Garden

Driveway providing off road parking for multiple cars and lawned area with some hedges. Gated access to the side of the property leading to the rear garden.

Rear Garden

Mainly laid to lawn with a paved patio area ideal for entertaining. Summer house, timber retaining fence and gated access to the front of the property.

Garage

Double garage with up and over door. Power and light connected. Door to cloakroom, and further doors connecting to entrance hall and kitchen/ breakfast room.

Council Tax Band

F.









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

Tenure: Freehold

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