

for sale

£325,000



Wootton Brook Close Northampton NN4 0XU

A beautifully presented Freehold semi-detached two bedroom bungalow located in an established and desirable retirement community, in the sought-after area of East Hunsbury, and benefiting from close proximity to local shops, doctor's surgery and amenities.

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Entrance Hall

Accessed via an opaque double-glazed front door, this spacious and welcoming hallway has doors leading off to the main living room, kitchen / dining area, both double bedrooms and the shower room. Access to a generous coat / storage cupboard and the airing cupboard which houses the hot-water cylinder tank. The hallway benefits from being fully carpeted, with coving to the ceiling, twin pendant lights and a wall-mounted radiator.

Living Room

13' 3" x 14' 5" (4.04m x 4.39m)

Entered from the Hallway via a fully-glazed door, the comfortable light and airy main living room features double-glazed French doors with complementary side windows that provide floor-level access and views to the rear garden. The room is fully carpeted, has coving to the ceiling, a central pendant light, telephone and TV wall points, and a wall-mounted radiator.

Kitchen/ Dining Area

11' 9" x 9' 2" (3.58m x 2.79m)

Entered from the hallway, via a second fully-glazed door, the fully fitted Kitchen includes wall and base-level cabinets that include a full-height pull-out larder, and twin 'magic-corner' sliding storage units. It is equipped with fully integrated appliances that comprise; an upright fridge / freezer, electric oven / microwave, induction hob and overhead extractor fan and a washer / tumble dryer.

Bedroom One

13' 2" max x 10' 3" (4.01m max x 3.12m)

This double bedroom includes a large double-glazed window that provides views to the front garden. It incorporates floor-to ceiling mirrored wardrobes that are equipped with an installed adjustable storage system. The room is fully carpeted, has coving to the ceiling, a central pendant light, telephone and TV wall points and a wall-mounted radiator.

Bedroom Two

12' max x 10' 3" (3.66m max x 3.12m)

With a specification that matches bedroom one, this double bedroom also includes a large double-glazed window that provides views to the front garden, incorporates floor-to ceiling mirrored wardrobes that are also equipped with an installed adjustable storage system. The room is fully carpeted, has coving to the ceiling, a central pendant light, a TV wall point, and a wall-mounted radiator.

Shower Room

Incorporating a feature glass-tiled wall, the shower room is fully-tiled and includes; a glazed double shower cubicle with a programmable electric shower unit, wash-basin set into a vanity unit with an illuminated wall-mounted mirrored cabinet above, a low-level flush w.c. with concealed cistern, and a wall-mounted polished chrome heated towel rail. Recessed ceiling down-lights and a ceiling mounted extraction fan are included and there is an opaque double-glazed window to the rear elevation.



Outside

Front Garden

Accessed via a private shared driveway, the property benefits from a full-width front garden that incorporates a paved pathway that provides floor-level access to the front entrance door. To one side there is a block-paved parking area that is bordered by a low-maintenance gravelled feature that is planted with shrubs. To the side of the pathway there is a lawned area. Access to the rear garden is via a lockable side gate.

Rear Garden

Screened on three sides, and purposely set out for low-maintenance, the West-facing rear garden incorporates decking that provides floor-level access to and from the property's rear and side doors. The garden features a raised area for the display of potted plants, and there is an external water tap.

Garage

The property also has a detached single garage with an 'up and over' door, and includes a further single parking space to the front.

Council Tax Band

C.



Floor Plan



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Property Ref: WFL408083 - 0003

Tenure: Freehold

EPC Rating: C

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