

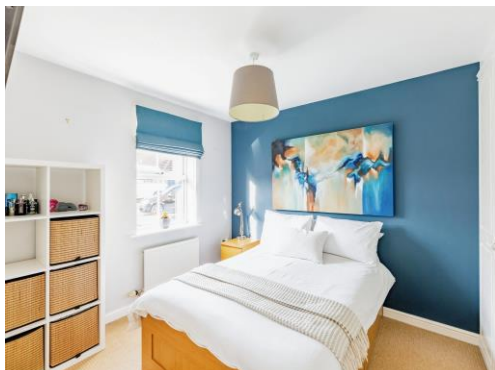


Connells

Elm Grove
Wootton Northampton

Elm Grove Wootton Northampton NN4 6FB

for sale offers in excess of
£360,000



Property Description

This well-presented four-bedroom end-of-terrace townhouse is located in the popular and sought-after area of Wootton Fields, Northampton. Offering spacious living over three floors, this modern property is perfect for growing families or those seeking extra room to entertain. The home features a kitchen, a generous living area, and a private rear garden. Situated in a quiet residential location with excellent local amenities, schools, and transport links nearby, this property is ideal for those looking for convenience and comfort. This fantastic townhouse offers a perfect balance of modern living, space, and convenience. Don't miss the opportunity to make this house your home - book a viewing today!

Entrance Hall

Door to the front elevation, wall mounted radiator and further doors leading off to bedroom two, en-suite, bedroom four and utility room. Stairs rising to the first floor landing.

Bedroom Two

10' 2" x 9' 7" up to wardrobe (3.10m x 2.92m up to wardrobe)

Double glazed window to the front elevation, fitted wardrobe, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c and wash hand basin. Wall mounted radiator.

Bedroom Four

9' 1" max x 10' max (2.77m max x 3.05m max)

Double glazed door to the rear elevation opening to the garden. Wall mounted radiator.

Utility Room

6' 6" x 6' 1" (1.98m x 1.85m)

Fitted with wall and base level units. Sink, plumbing for washing machine and space for tumble dryer. Double glazed door to the rear elevation.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to lounge/ diner and kitchen/ breakfast room. Wall mounted radiator, double glazed window to the side elevation and further stairs rising to the second floor landing.

Lounge/ Diner

16' 2" max x 16' 6" max (4.93m max x 5.03m max)

Double glazed window to the front elevation, balcony and two wall mounted radiators.

Kitchen / Breakfast Room

16' 5" max x 10' max (5.00m max x 3.05m max)

Fitted with a range of wall and base level units. Stainless steel sink set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising a fridge freezer, electric oven, grill and gas hob with a cooker hood over. Tiling to the splash

back areas and floor. Two double glazed windows to the rear elevation and wall mounted radiator.

Second Floor Landing

Stairs rising from the first floor landing with doors leading off to two bedrooms and family bathroom. Wall mounted radiator, airing cupboard and double glazed window to the side elevation.

Bedroom One

11' 3" x 16' 1" max (3.43m x 4.90m max)

Two double glazed windows to the front elevation. Built in wardrobe and a 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 and a vanity wash hand basin, with tiling to splashback areas and floor. Wall mounted radiator.

Bedroom Three

8' 8" x 9' 6" up to wardrobe (2.64m x 2.90m up to wardrobe)

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

Family Bathroom

Suite comprising a bath with mixer taps and shower attachment, low level flush w.c and a vanity wash hand basin with tiling to the splash back areas and floor. Wall mounted radiator and double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with some shrubs and hedges, and paved pathway leading to the front door. Driveway to the side of the property which is leading off to the garage, and gated access to the rear garden.

Rear Garden

Artificial lawn, two patios, paved and decking areas, which are ideal for entertaining. Mature tree, bricked, and timber fencing, and gated access to the front garden.

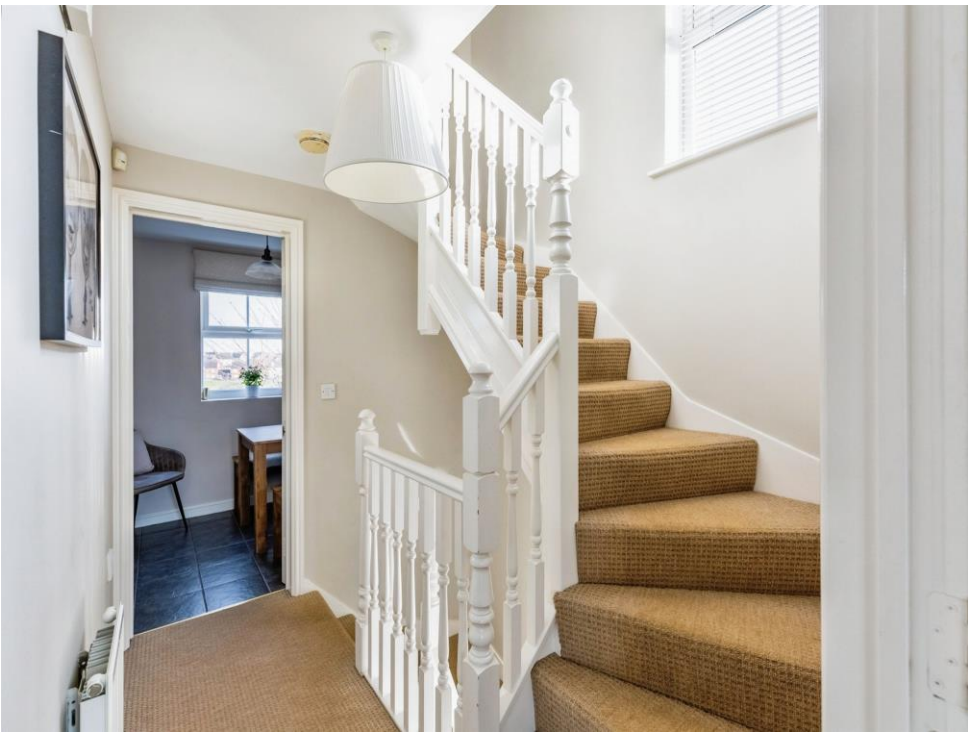
Garage

Single garage with up and over door.

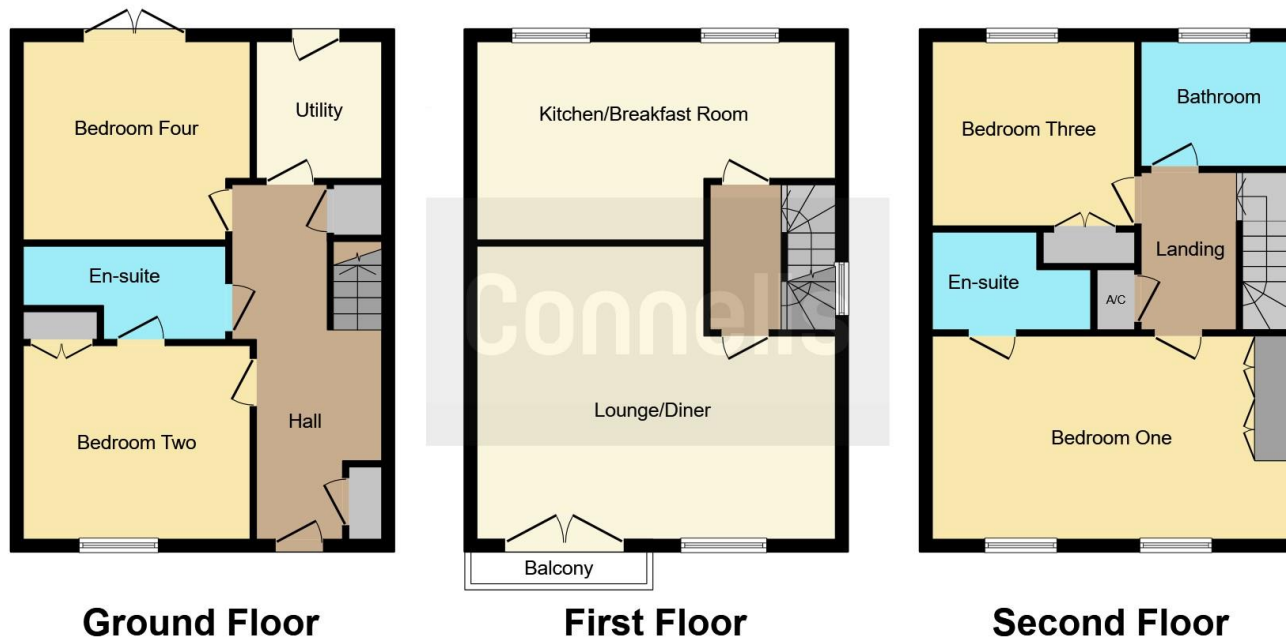
Council Tax Band

D.









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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 NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WFL408114



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