



Connells

Grafton View
Wootton Northampton

Grafton View

Wootton Northampton NN4 6HQ

for sale
£340,000



Property Description

This charming 3-bedroom semi-detached property in the sought-after area of Wootton, Northampton offers the perfect blend of comfort, style, and convenience. Ideal for families and first-time buyers alike, the property boasts a spacious interior with a bright and airy feel, complemented by a rear garden and off-road parking. Situated in a peaceful residential neighbourhood, the home provides easy access to local amenities, schools, and excellent transport links, making it an ideal choice for those looking to settle in this vibrant part of Northampton.

Entrance Hall

Door to the front elevation, stairs rising to first floor landing and further door connecting to second hallway. Wall mounted radiator and understairs storage.

Hallway

Doors leading off to the cloakroom, sitting room, dining room, kitchen and family room.

Cloakroom

Suite comprising a low level flush w.c and wash hand basin, extractor fan and wall mounted radiator.

Family Room

12' 10" x 11' 4" (3.91m x 3.45m)
Double glazed door to the rear elevation, wall mounted radiator, boiler.

Sitting Room

14' 5" max x 9' 10" max (4.39m max x 3.00m max)
Double glazed bay window to the front

elevation, log burner, TV point and wall mounted radiator.

Dining Room

13' 1" x 8' 10" (3.99m x 2.69m)
Wall mounted radiator and French door connecting to kitchen and patio doors opening to conservatory.

Galley Kitchen

9' 2" x 8' 10" (2.79m x 2.69m)
Modern kitchen fitted with a range of wall and base level units, sink and drainer set into work surfaces with complimentary tiling to splash back areas. Four ring gas hob with cooker hood over. Double glazed window to the rear elevation.

Utility Area

8' 10" x 5' 7" (2.69m x 1.70m)
Two double glazed doors, to side and rear elevation. Integrated fridge freezer, microwave and oven.

Conservatory

13' 1" x 8' 2" (3.99m x 2.49m)
Brick and UPVC construction, with patio doors opening to dining room. Wall mounted radiator.

First Floor Landing

Stairs rising from entrance hall with doors leading off to three bedrooms and family bathroom.

Bedroom One

13' x 10' 2" (3.96m x 3.10m)

Double glazed windows to the front elevation and wall mounted radiator.

Bedroom Two

11' 4" x 10' 3" up 2 wardrobe (3.45m x 3.12m up 2 wardrobe)

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

Bedroom Three

12' 6" max x 9' 9" max (3.81m max x 2.97m max)

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

Family Bathroom

Suite comprising a double shower cubicle, freestanding bath, low level flush w.c, and wash hand basin with tiling to splashback areas. Heated towel rail and opaque double glazed window to the rear elevation.

Outside

Front Garden

Driveway providing off road parking for multiple cars and stairs leading to front door.

Rear Garden

Mainly laid to lawn with a paved patio area ideal for entertaining. Timber retaining fence.

Garage Storage

Storage area with up and over door.

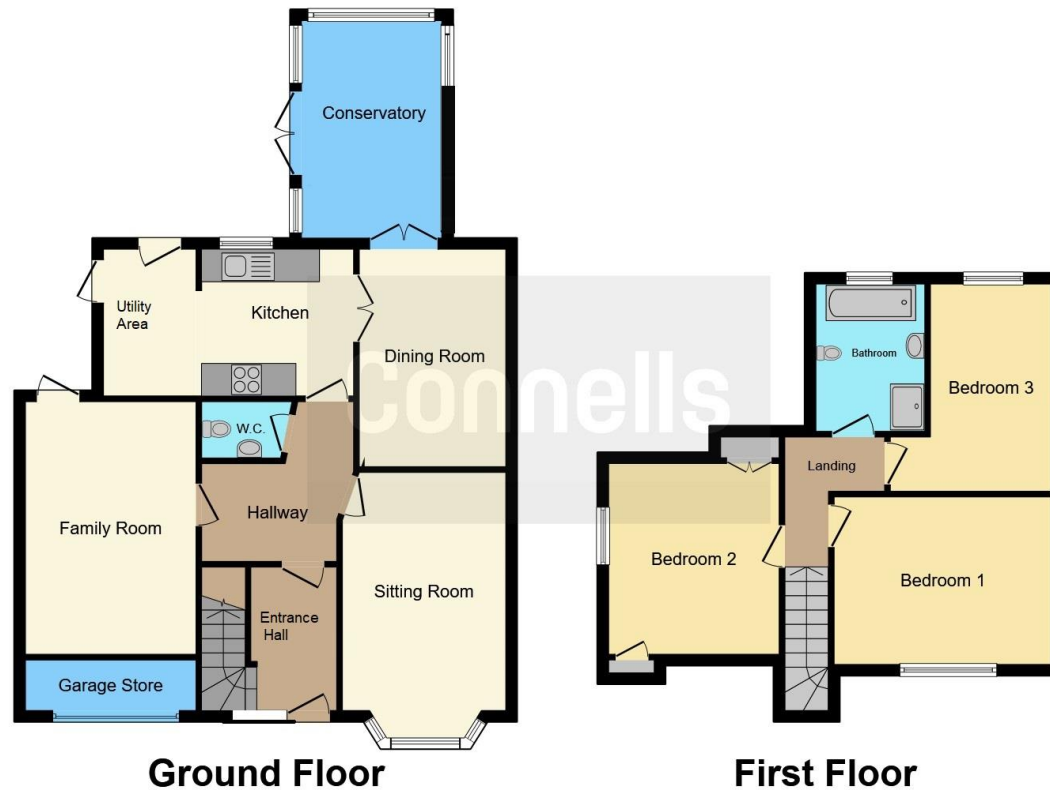
Council Tax Band

C.









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: D

Tenure: Freehold

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