



Connells

Nettle Gap Close
Wootton Northampton

Nettle Gap Close Wootton Northampton NN4 6AH

for sale
£450,000



Property Description

A beautifully presented and spacious four bedroom family home, situated in a cul-de-sac location in Wootton fields. The home has been much improved by the current vendors and includes a stunning re-fitted kitchen, re-fitted en-suite and bathroom.

Internally the property comprises entrance hall, cloak room, re-fitted kitchen, dining room, lounge and conservatory. Upstairs there are 4 generous bedrooms including the master with en-suite and recently re-fitted bathroom. Outside there are front and rear gardens, off road parking and garage.

Entrance Hall

Door to front elevation, stairs rising to first floor landing, and further doors leading off to dining room, kitchen, lounge, cloakroom and garage.

Cloakroom

Suite comprising a wash hand basin and low level flush wc. Wall mounted radiator.

Lounge

14' 8" x 11' 7" (4.47m x 3.53m)

Double glazed window to rear elevation and wall mounted radiator.

Kitchen

15' 11" max x 8' 7" max (4.85m max x 2.62m max)

Beautiful, re-fitted kitchen with a range of high gloss wall and base level units. Sink and drainer set beneath granite work surfaces and

complimentary upstands. AEG appliances including steam oven, dishwasher, and induction hob. Double glazed windows to the front elevation, and courtesy door to the side aspect.

Conservatory

8' 8" x 6' 7" (2.64m x 2.01m)

UPVC and brick construction, Patio door to dining room and further door opening to rear garden.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to four bedrooms and family bathroom. Loft access and airing cupboard.

Bedroom One

12' 2" max x 11' 11" max (3.71m max x 3.63m max)

Two double glazed windows to the side 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 and wash hand basin. Opaque double glazed window to the front elevation and heated towel rail. Fully tiled.

Bedroom Two

12' 4" max x 8' 1" max (3.76m max x 2.46m max)

Two double glazed windows to the rear elevation, built in wardrobes and wall mounted radiator.

Bedroom Three

12' 5" max x 8' 4" max (3.78m max x 2.54m max)

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

Bedroom Four

11' 4" max x 8' max (3.45m max x 2.44m max)

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

Family Bathroom

Re-fitted suite comprising bath with shower screen and shower over, low level flush w.c and wash hand basin. Opaque double glazed window to the rear elevation.

Outside

Front Garden

Laid to lawn with driveway providing parking space for two cars.

Rear Garden

Fully enclosed rear garden, mainly laid to lawn with some mature shrubs and trees.

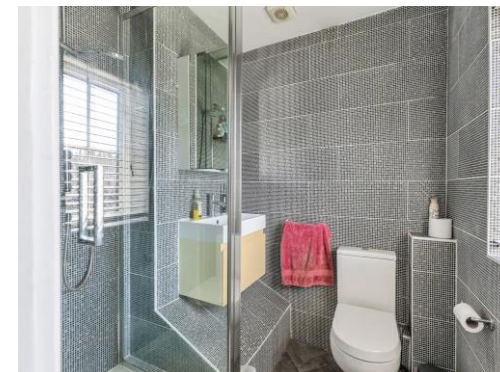
Garage

16' 11" x 7' 10" (5.16m x 2.39m)

Up and over door. Power and light connected.

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

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WFL408252



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL408252 - 0002