

for sale

£369,000



Cross Brooks Wootton Northampton NN4 6AJ

Offered to the market is this well presented three bedroom detached family home which is ideally located in the popular area of Wootton Fields. Viewing is highly advised.

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Entrance Hall

Door to the front elevation with further doors leading off to cloakroom, lounge, kitchen/breakfast room and dining room. Storage, wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

Suite comprising low level flush WC and wash hand basin with tiling to wet areas. Wall mounted radiator and opaque double glazed window to the front elevation.

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)

Double glazed bay window to the front elevation. Feature gas fireplace, wall mounted radiator and French doors lead through to dining room.

Dining Room

12' 9" x 10' 9" (3.89m x 3.28m)

Patio doors to the rear elevation and wall mounted radiator.

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

Fitted kitchen with a range of wall and base level units. Sink and drainer set into work surfaces with tiling to splash back areas.

Integrated electric oven and gas hob with cooker hood over. Breakfast bar, wall mounted radiator and double glazed window to the rear elevation. Door to utility room.

Utility Room

8' 10" x 6' 1" (2.69m x 1.85m)

Fitted with wall and base level unit. Plumbing for washing machine and space for tumble dryer. Space for up right fridge freezer. Boiler, wall mounted radiator and double glazed window to the rear elevation. Courtesy door to the garage.

First Floor Landing

Stairs rise from entrance hall and doors lead off to three bedrooms and family bathroom. Airing cupboard and access to loft space.

Main Bedroom

13' 6" x 10' 5" (4.11m x 3.17m)

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 shower cubicle, low level flush WC and wash hand basin with tiling to wet areas. Extractor fan and opaque double glazed window to the side elevation.



Bedroom Two

10' 3" x 9' 7" (3.12m x 2.92m)

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

Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m)

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

Family Bathroom

Re-fitted suite comprising double shower cubicle, low level flush WC and wash hand basin and tiled to splash back areas. Chrome towel rail, extractor fan and opaque double glazed window to the side elevation.

Outside

Front Garden

Mature planted boards, and blocked paved area which providing off road parking space.

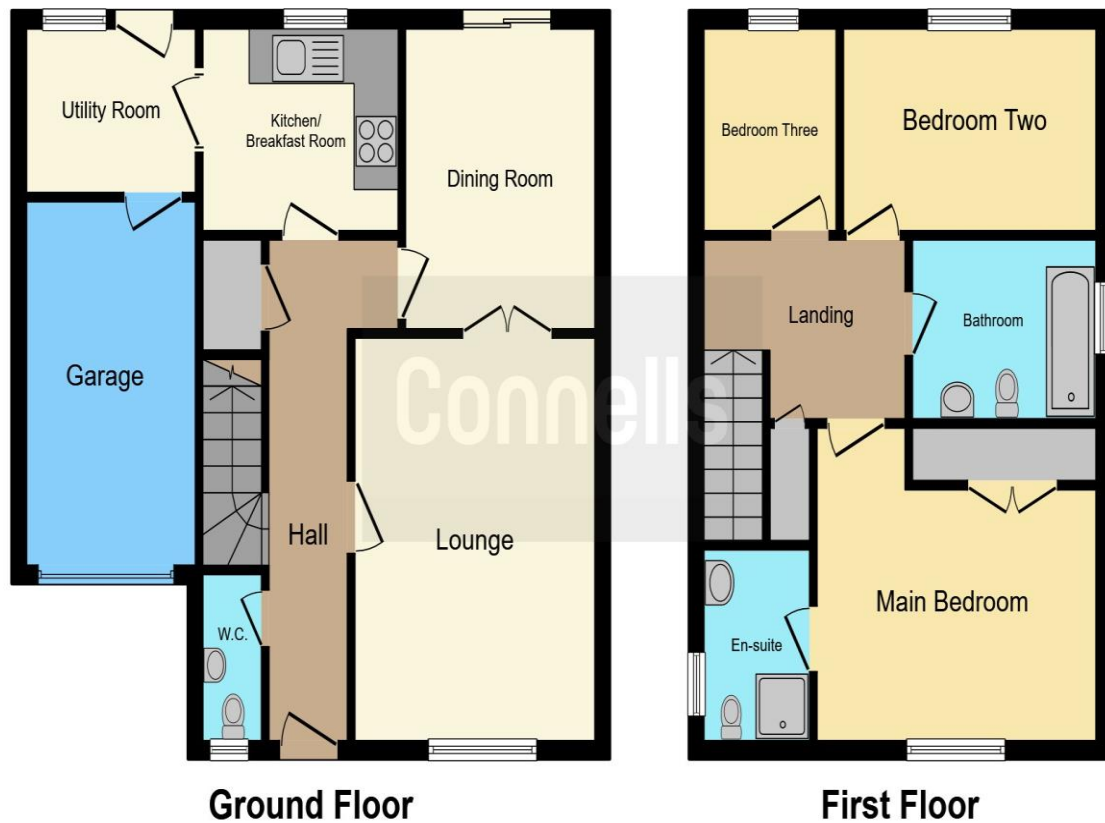
Rear Garden

Mainly laid to lawn, fully enclosed by timber fencing rear garden with some mature planted boards.

Garage

Electric roller door and power and lighting connected. Courtesy door to utility room.





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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T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL408328 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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