



Connells

Sorrel Close
Wootton Northampton

Sorrel Close Wootton Northampton NN4 6EY

for sale offers in excess of
£650,000



Property Description

CONNELLS are proud to offer for sale this spacious detached family home set on the executive David Wilson development in Wootton Fields.

The accommodation includes a welcoming entrance hall, downstairs cloakroom, lounge, kitchen/ breakfast room, study, dining room and utility room. The first floor offers a large galleried landing, two bedrooms with fitted wardrobes and en-suite shower rooms. There are three further bedrooms with fitted wardrobes, and re-fitted family bathroom. Low maintained front garden and fully enclosed rear garden, as well as double garage with power and light connected.

Viewing is highly advised.

Entrance Hall

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

Cloakroom

Re-fitted 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.

Study

11' 9" x 7' 2" to bay (3.58m x 2.18m to bay)
Double glazed bay window to the front elevation and wall mounted radiator.

Lounge

18' 6" x 11' 8" (5.64m x 3.56m)

Double glazed window to the side elevation, wall mounted radiator and French doors opening to rear garden.

Dining Room

10' 6" x 10' 3" to bay (3.20m x 3.12m to bay)

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

Kitchen/ Breakfast Room

15' 11" max x 13' 8" max (4.85m max x 4.17m max)

Fitted kitchen with a range of wall and base level units with complimentary work surfaces with inset sink and drainer and tiled to splash back areas. Space for fridge freezer, range cooker, and plumbing for dishwasher. Wall mounted radiator, double glazed window to the rear elevation and French door opening to rear garden. Connecting door to utility room and further door to garage.

Utility Room

Fitted with wall and base level unit, worktops with inset sink and drainer. Plumbing for washing machine, and courtesy door to the side elevation.

First Floor Landing

Stairs rise from entrance hall and doors lead off to five bedrooms and family bathroom. Airing cupboard, access to loft space and wall mounted radiator. Double glazed window to the front elevation.

Main Bedroom

14' 10" max x 11' 8" max (4.52m max x 3.56m max)

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

Re-fitted suite comprising walk-in shower cubicle, low level flush WC and 'his and hers' sink set into vanity unit with tiling to wet areas. Chrome towel rail and opaque double glazed window to the side elevation.

Bedroom Two

13' 10" max x 12' 10" (4.22m max x 3.91m)

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

En-Suite Shower Room

Re-fitted suite comprising shower cubicle, low level flush WC and wash hand basin with tiling to wet areas. Double glazed window to the rear elevation.

Bedroom Three

13' 10" max x 11' 4" into bay (4.22m max x 3.45m into bay)

Double glazed window to the front elevation, fitted wardrobe and wall mounted radiator.

Bedroom Four

10' 8" x 8' (3.25m x 2.44m)

Double glazed window to the rear elevation, built in wardrobe and wall mounted radiator.

Bedroom Five

9' 1" x 8' 8" (2.77m x 2.64m)

Double glazed window to the rear elevation, built in wardrobe and wall mounted radiator.

Family Bathroom

Fitted suite comprising bath, low level flush WC and wash hand basin and tiled to splash back areas. Opaque double glazed window to the side elevation.

Outside

Front Garden

Low maintained garden, brick retaining wall and blocked paved driveway leading to double garage.

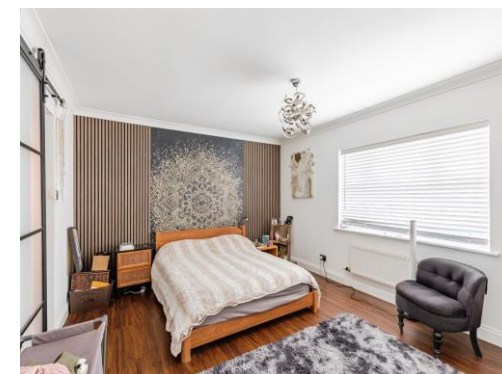
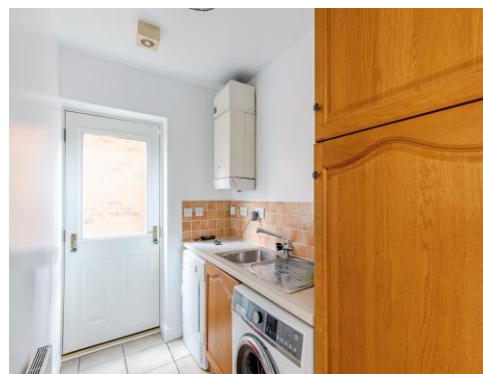
Rear Garden

Fully enclosed rear garden, mainly laid to lawn with patio areas which are ideal for entertaining.

Double Garage

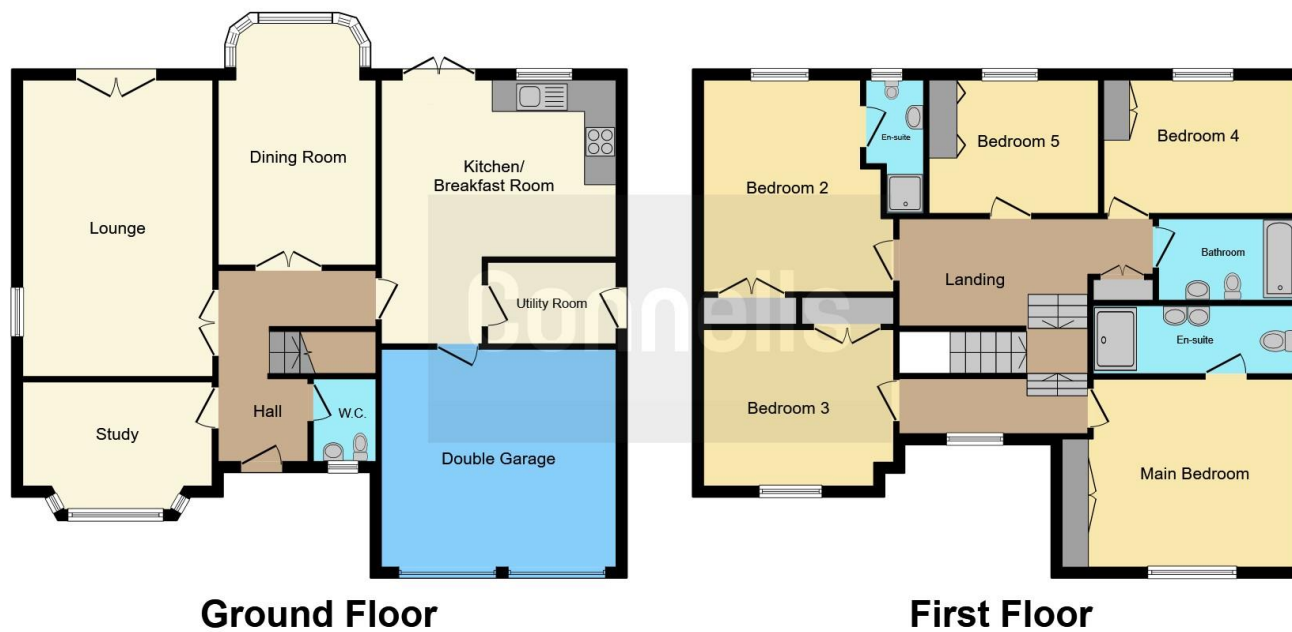
17' x 15' 8" (5.18m x 4.78m)

Two doors to front, power and light connected. Courtesy door to kitchen.









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 Council Tax
 Band: G

Tenure: Freehold

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