

for sale

£300,000



Berry Close Rothersthorpe Northampton NN7 3JQ

Vacant three bedroom detached home in sought after village of Rothersthorpe. Property benefits from detached garage, and driveway which offers additional parking. Viewing highly recommended, please call Connells on 01604 706644. NO CHAIN.

Berry Close Rothersthorpe Northampton NN7 3JQ

Entrance Porch

9' 9" x 4' 5" (2.97m x 1.35m)

Door to the side elevation with an opaque window to the side and further window to the front aspect. Doors leading to hallway.

Hallway

Doors leading off to the cloakroom, living room and kitchen. Storage cupboard and electric heater.

Cloakroom

Suite comprising low level flush WC and wash hand basin with tiling to the splash back areas. Electric heater.

Living Room

20' 3" max x 12' 7" max (6.17m max x 3.84m max)

Double glazed window to the rear elevation and patio doors opening to rear garden. Feature fireplace, two electric heaters and stairs rising to first floor landing.

Kitchen

9' x 12' 5" (2.74m x 3.78m)

Fitted with a range of wall and base level units. Stainless steel sink and drainer set beneath the work surface with a swan neck mixer tap over and tiling to splash back areas. Integrated appliances comprising a fridge freezer and electric oven and

electric hob with cooker hood over. Plumbing for washing machine and space for dishwasher or tumble dryer. Courtesy door to the side elevation. Tiled floor.

First Floor Landing

Stairs rising from living room with doors leading off to three bedrooms and family bathroom. Access to the loft and electric heater.

Bedroom One

11' 11" max x 11' 1" up to wardrobe (3.63m max x 3.38m up to wardrobe)

Double glazed window to the rear elevation, fitted wardrobes and electric heater.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

Double glazed window to the front elevation and electric heater.

Bedroom Three

9' 6" max x 7' 5" max (2.90m max x 2.26m max)

Double glazed window to the rear elevation, storage and electric heater.



Family Bathroom

Suite comprising of walking bath tub with shower over, low level flush WC and wash hand basin. Partly tiled. Electric radiator and opaque double glazed window to the front elevation.

Outside

Front Garden

Driveway to the side of the property, leading off to garage.

Rear Garden

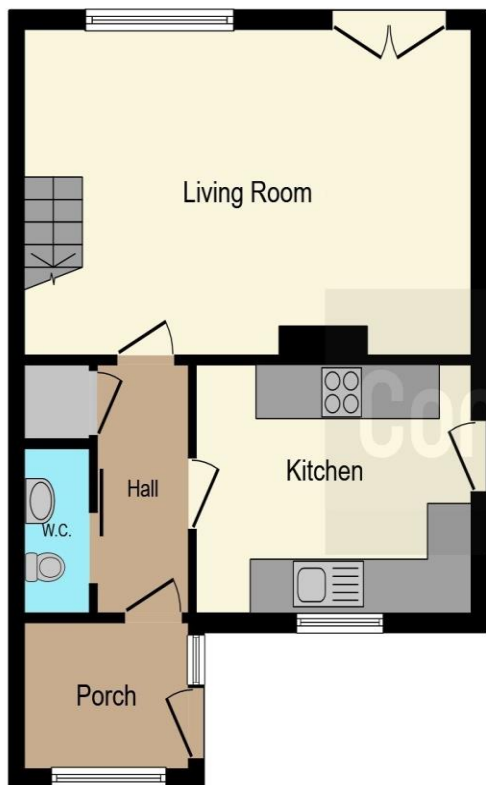
Low maintenance rear garden. Garage.

Garage

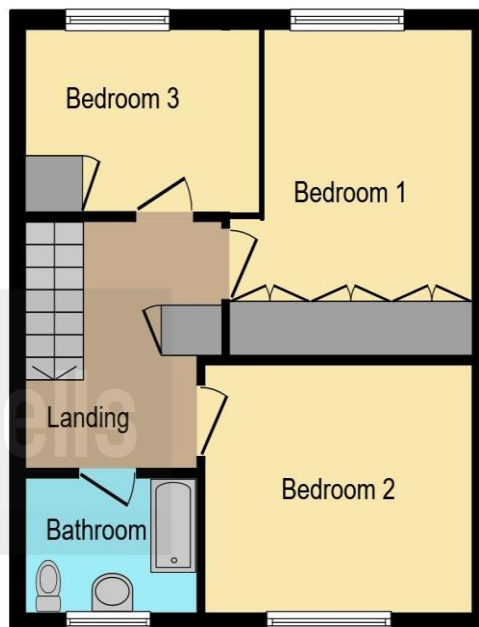
19' 5" x 18' 3" (5.92m x 5.56m)

Double glazed window to the front and power and light connected.





Ground Floor



First Floor

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

Property Ref: WFL408244 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/WFL408244



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