



Connells

Walkers Way
Wootton Northampton

Walkers Way Wootton Northampton NN4 6HW

for sale
£340,000



Property Description

An extremely well presented and improved three bedroom semi-detached home, situated in a popular location close to local amenities including shops, schools and road links. Additionally the property benefits from a re-fitted kitchen, two reception rooms, cloakroom and master bedroom with en-suite.

Internally the accommodation comprises entrance hall, cloakroom, utility area, re-fitted kitchen, snug/study, lounge/dining room and conservatory. Upstairs there are three bedrooms including master bedroom with en-suite and family bathroom. Outside the front is block paved and offers parking for 2/3 vehicles. The rear garden is fully enclosed and laid to patio and gravel and is low maintenance.

Entrance Hall

Double glazed door to the front elevation. Further doors leading off to cloakroom, lounge, kitchen, and utility room. Wall mounted radiator and coving to the ceiling.

Cloakroom

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

Study/ Snug

10' 5" x 8' (3.17m x 2.44m)

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

Lounge

20' 3" x 12' (6.17m x 3.66m)

Double glazed window to the rear elevation and double glazed patio door opening to conservatory. Stairs rising to first floor landing and two wall mounted radiators.

Kitchen

10' 8" max x 7' 2" (3.25m max x 2.18m)

Re-fitted with a range of wall and base level units. One and a half sink and drainer set beneath work surfaces. Integrated appliances comprising double electric oven, gas hob with a cooker hood over and fridge freezer. Plumbing for a dishwasher. Double glazed window to the front elevation

Utility Room

5' 2" x 8' (1.57m x 2.44m)

Cupboards and plumbing for washing machine.

Conservatory

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

Brick and UPVC construction. Double doors opening to the rear garden.

First Floor Landing

Stairs rising from lounge. Doors leading off to two bedrooms and family bathroom. Access to loft space, airing cupboard.

Main Bedroom

14' 9" to wardrobes x 9' 3" max (4.50m to wardrobes x 2.82m max)

Double glazed windows to the front elevation. Built in wardrobes and wall mounted radiator. Connecting door to the en-suite shower room.

En-Suite Shower Room

Re-fitted suite comprising a shower cubicle, low level flush w.c and wash hand basin with tiling to walls. Heated towel rail, extractor and and double glazed window to the front elevation.

Bedroom Two

11' x 10' 11" (3.35m x 3.33m)

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

Bedroom Three

8' 5" x 9' (2.57m x 2.74m)

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

Family Bathroom

Suite comprising a bath with mixer tap and shower attachment, low level flush w.c and vanity wash hand basin with tiling to the splash back areas. Shaving point, extractor fan, wall mounted radiator and opaque double glazed window to the front elevation.

Outside

Front Garden

Blocked paved driveway, which providing off road parking for two, three cars. Gated access to the side leading of to rear garden.

Rear Garden

Fully enclosed rear garden, laid to gravel and patio area which is ideal for entertaining. Planted borders.









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: C Council Tax
 Band: D

Tenure: Freehold

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