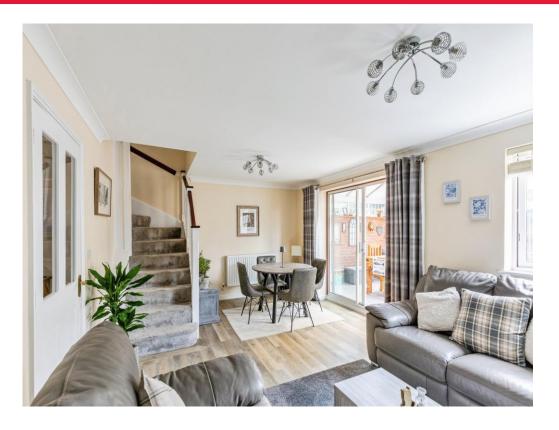


Connells

Walkers Way Wootton Northampton

Walkers Way Wootton Northampton NN4 6HW







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 refitted 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 ensuite 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 fun.

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.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

view this property online connells.co.uk/Property/WFL408354

EPC Rating: C Council Tax Band: D



Tenure: Freehold



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.