

for sale

offers in excess of **£450,000**



## Battalion Drive Wootton Northampton NN4 6RX

This detached family home in Simpson Manor boasts **FOUR BEDROOMS**, conservatory, office/playroom, rear garden, **DETACHED GARAGE** and off street parking for 2/3 vehicles. The property also benefits from a gas to radiator central heating system and UPVC double glazing. Call now to avoid disappointment.

# Battalion Drive Wootton Northampton NN4 6RX

## Entrance Hall

Double glazed door and UPVC double glazed window to the front elevation. Stairs rising to the first floor landing, Wall mounted radiator. Heating thermostat. Coving to the ceiling. Doors to kitchen, lounge/dining room, WC and office/playroom.

## Cloakroom

Suite comprising a low level flush WC and wash hand basin. Tiling to splashback area. Wall mounted radiator. Extractor fan.

## Home Office/ Playroom

11' 10" into bay x 8' 9" ( 3.61m into bay x 2.67m )

UPVC double glazed bay window to the front elevation. Laminate flooring. Wall mounted radiator. Coving to the ceiling.

## Lounge/ Dining Room

19' 7" max x 14' 8" max ( 5.97m max x 4.47m max )

L-shaped. UPVC double glazed window to the front elevation. Two wall mounted radiators, Fireplace, TV point. Coving to the ceiling. uPVC double glazed sliding door to the conservatory.

## Kitchen

10' 2" x 8' 9" ( 3.10m x 2.67m )

Fitted range of wall and base level units with roll top worksurfaces. One and a half bowl stainless steel sink and

drainer with mixer tap. Integrated fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over. Space and plumbing for dishwasher. Breakfast bar. Tiling to the splash back areas, Coving to the ceiling. Ceramic tiled floor. UPVC double glazed window to the rear. Wall mounted radiator. Door to utility room.

## Utility Room

5' 10" x 5' 1" ( 1.78m x 1.55m )

Fitted with wall and base level units and worksurface. Space and plumbing for washing machine, Wall mounted boiler and radiator. Ceramic tiled floor. Part tiled walls. Extractor fan. Double glazed door to the side elevation.

## Conservatory

13' 11" x 11' ( 4.24m x 3.35m )

Brick built base. UPVC double glazed windows and doors. Ceramic tiled floor. Under floor heating.

## First Floor Landing

Stairs rising from the entrance hall. Access to the loft space. Airing cupboard with storage and hot water cylinder. Coving to the ceiling. Doors to bedrooms and family bathroom.



## Master Bedroom

11' 5" x 10' 6" ( 3.48m x 3.20m )

UPVC double glazed window to the front elevation. Two double built-in wardrobes, TV point. Wall mounted radiator. Door to en-suite shower room.

## En-Suite Shower Room

Three piece suite comprising shower cubicle, low level flush WC and pedestal wash hand basin. Tiled walls. Extractor fan. Wall mounted radiator. UPVC frosted double glazed window to the rear elevation.

## Bedroom Two

10' 10" x 8' 8" ( 3.30m x 2.64m )

UPVC double glazed window to the rear elevation. Wall mounted radiator.

## Bedroom Three

10' 10" x 8' 6" ( 3.30m x 2.59m )

UPVC double glazed window to the rear elevation. Wall mounted radiator.

## Bedroom Four

8' 7" x 8' 5" ( 2.62m x 2.57m )

UPVC double glazed window to the front elevation. Wall mounted radiator.

## Family Bathroom

7' 10" max x 6' ( 2.39m max x 1.83m )

Three piece suite comprising walk-in shower, low level flush WC and vanity wash hand basin. Tiled walls and floor. Heated towel rail. Extractor fan. UPVC frosted double glazed window to the rear elevation.

## Outside

## Front Garden

Paved driveway providing off road parking for 2/3 vehicles. Electric vehicle charging point. Security light. Lawned area and path leading to front door.

## Rear Garden

Laid to lawn with paved patio area. Tap, Gated access to both sides leading to the front of the property. Courtesy door to the garage. Enclosed by timber fencing and brick wall.

## Garage

16' 4" x 8' 11" max ( 4.98m x 2.72m max )

Up and over door. Power and light connected. Eaves storage space.





**Ground Floor**



**First Floor**

Total floor area 121.5 m<sup>2</sup> (1,308 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Tenure: Freehold EPC Rating: D

Council Tax Band: E

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