



**Connells**

Cross Brooks  
Wootton Northampton



### Property Description

The accommodation is well laid out and comprises a welcoming entrance hall, a spacious living room providing an excellent space to relax, and a dining room with access to the landscaped rear garden. The standout is the Siematic fitted kitchen, finished to a high specification with quality cabinetry, integrated appliances and ample quartz worktop space. Additional ground floor benefits include a cloakroom/WC and utility room with internal access to the garage and garden.

To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and family use, along with driveway parking for 2/3 vehicles leading to the garage. Situated in a popular residential location, the home offers convenient access to local schools, amenities and transport links, including the A45 and M1.

### Entrance Hall

Front door leading to the entrance hall. Wall mounted thermostat. Radiator. Under stairs storage cupboard.

### Cloakroom

Suite comprising low level flush w.c and vanity wash hand basin. Part tiled walls. Ceramic tiled floor. Heated towel rail. Frosted double glazed window to the side elevation.



### Living Room

Double glazed window to the front elevation. Two wall mounted radiators, TV point. Double doors opening to dining room.

### Dining Room

Radiator. Double glazed sliding patio door opening to rear garden.

### Kitchen

Fitted Siematic kitchen with a range of wall and base level units. Quartz worksurfaces with inset sink and mixer tap over. Integrated Neff appliances including dishwasher, fridge, electric oven and induction hob with cooker hood over. UPVC double glazed window to the rear elevation. Amtico tiled floor.

### Utility Room

Fitted with wall and base level units. Quartz worksurfaces with inset sink. Integrated Neff washing machine. Integrated freezer. Upright wall mounted radiator. Amtico tiled floor. UPVC double glazed window and door to the rear elevation. Door leading to the garage.

### Landing

Stairs rising from the entrance hall. Access to loft space. Airing cupboard. Doors leading to three bedrooms and family bathroom.

### Bedroom One

UPVC double glazed window to the front elevation. Radiator. Fitted bedroom furniture comprising wardrobes, bedside units and chest of drawers. Door to en-suite.

## En-Suite

Three piece suite comprising shower cubicle, low level flush w.c and vanity wash hand basin. Ceramic tiling to walls and floor. Shaver point. Extractor fan. Heated towel rail. Frosted double glazed window to the side elevation.

## Bedroom Two

UPVC double glazed window to the rear elevation. Radiator. Fitted double wardrobe and dressing table.

## Bedroom Three

UPVC double glazed window to the rear elevation. Radiator.

## Family Bathroom

Three piece suite comprising bath with shower over, low level flush w.c and pedestal wash hand basin. Shaver point. Extractor fan. Frosted double glazed window to the side elevation. Ceramic tiling to walls and floor. Heated towel rail.

## Outside

### Front Garden

Paved area to the front of the property and gated access to the rear garden.

### Rear Garden

Beautifully landscaped rear garden with decking and patio areas. Flower and shrub borders. Tap. Light. Electric point. Gated side access. Enclosed by timber fencing.

### Garage

Up and over door. Power and light connected. Central heating boiler. Access to loft space.

### Parking

Off street parking for 2/3 vehicles.

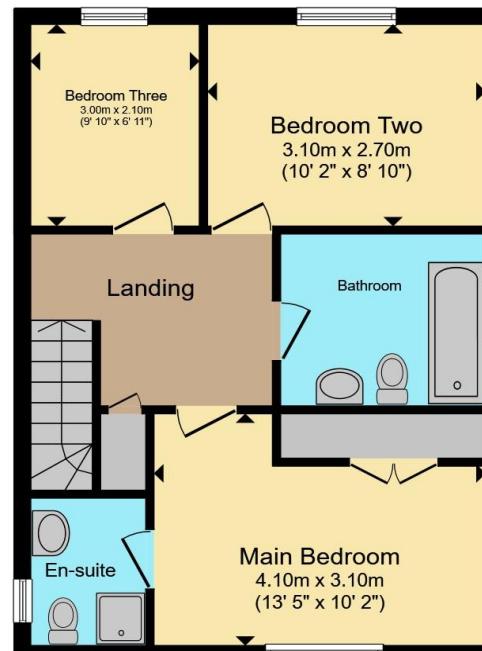








**Ground Floor**



**First Floor**

Total floor area 115.3 m<sup>2</sup> (1,241 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)

**Connells**

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EPC Rating:  
 Awaited

Council Tax  
 Band: E

Tenure: Freehold

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