



Connells

Saffron Close
Northampton



Property Description

An immaculately presented four bedroom detached family home situated in a desirable cul-de-sac location in East Hunsbury. The property has been well cared for and much improved and must be seen to be fully appreciated. With spacious accommodation, generous off road parking and superb location.

Internally the property briefly comprises Entrance Hall, Cloakroom, Lounge and Open Plan Kitchen/Dining Room. Upstairs there are Four Bedrooms, Including the Master with En-Suite, and Family Bathroom. Outside the front garden is laid to lawn and block paving providing ample off road parking. The rear garden is fully enclosed and mainly laid to lawn with patio areas.

Entrance Hall

Door to the front elevation. Stairs rising to first floor landing, further doors to lounge, kitchen/dining room and cloakroom. Wall mounted radiator.

Cloakroom

Suite comprising a low level wc and vanity wash hand basin with tiling to wet areas. Double glazed window to the side elevation and wall mounted radiator.

Lounge

17' 3" into bay x 11' 8" (5.26m into bay x 3.56m)

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

Open Kitchen/ Dining Room

Dining Area

11' 7" x 8' 6" (3.53m x 2.59m)

Double glazed patio door to the rear garden, recessed spotlights to the ceiling and wall mounted radiator. Open to:

Kitchen Area

13' 7" x 7' 5" (4.14m x 2.26m)

Fitted kitchen with a range of wall and base level units with stainless steel sink and drainer set into work surfaces and tiling to splash back areas. Integrated appliances comprises an electric double oven, four ring gas hob with extractor hood over, fridge/freezer, washing machine and dishwasher. Double glazed window to the rear elevation and double glazed door to the rear aspect.

First Floor Landing

Stairs rising from hall, doors leading off to all bedrooms and family bathroom. Loft access and airing cupboard.

Master Bedroom

12' 1" x 11' 6" (3.68m x 3.51m)

Double glazed window to front elevation, fitted wardrobe and wall mounted radiator. Door to:

En Suite Shower Room

Three piece suite comprising a shower cubicle, low level flush wc and wash hand basin unit with tiling to wet areas. Wall

mounted radiator and double glazed window to the front elevation.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

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

Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m)

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

Bedroom Four

9' 5" x 7' (2.87m x 2.13m)

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

Family Bathroom

Suite comprising a bath with shower over, low level flush wc and vanity wash hand basin unit. Tilled to wet areas, heated towel rail and double glazed window to the rear elevation.

Outside

Front Garden

Block paved driveway providing parking for two vehicles.

Rear Garden

Fully enclosed garden which mainly laid to lawn, with two patio areas ideal for entertaining and all day sunshine. Retaining timber fencing.

Garage

Single garage with electric roller door and personnel door to the side aspect.

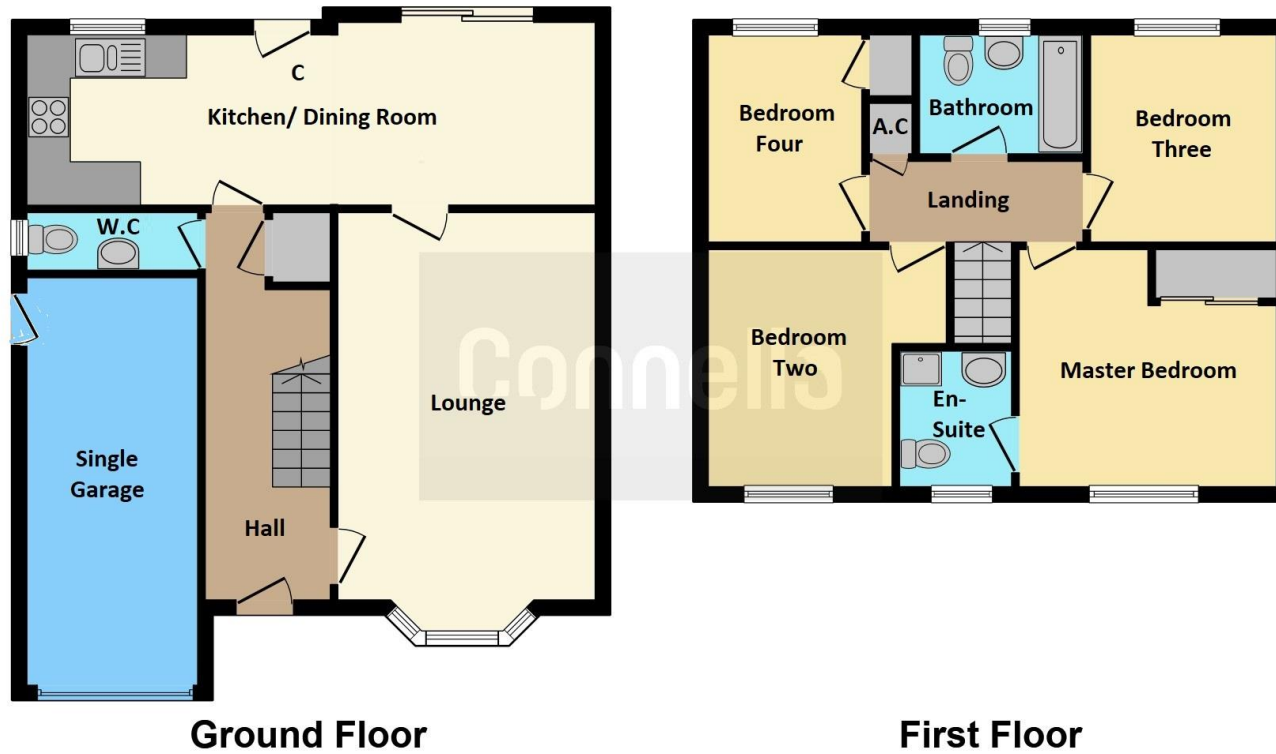
Council Tax Band

D.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

EPC Rating: C

Tenure: Freehold

view this property online [connells.co.uk/Property/WFL407353](https://www.connells.co.uk/Property/WFL407353)



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

Property Ref: WFL407353 - 0006