



Connells

Balland Way
Wootton Northampton



Property Description

Connells are delighted to offer to the market this detached family home that is ideally located in Wootton Fields.

In Brief there is an entrance hall, cloakroom, two study rooms, living room, kitchen, utility and dining room completing the ground floor accommodation. To the first floor there are four double bedrooms and family bathroom with one bedroom benefiting from an en-suite shower room. Outside to the front of the property there is a driveway providing off road parking for multiple cars, low maintenance garden and a detached garage.

This home is within close proximity of both Primary and Secondary schools as well as local shops and other amenities. With easy access onto the M1 motorway and A45, viewing of this upgraded family home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with an opaque window to the side. Further doors leading off to the cloakroom, living room, dining room, kitchen and two study rooms. Wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

Suite comprising a low level flush w.c and wash hand basin with tiling to the splash back areas and floor. Wall mounted radiator and extractor fan.

Study One

13' 9" x 7' 11" (4.19m x 2.41m)

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

Study Two

8' x 11' max (2.44m x 3.35m max)

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

Living Room

19' up to bay x 11' 10" (5.79m up to bay x 3.61m)

Double glazed bay window to the front elevation. Fireplace, TV point and wall mounted radiator. French doors opening to dining room.

Dining Room

11' 9" x 10' 1" (3.58m x 3.07m)

Patio doors opening to the rear garden, wall mounted radiator and French door connecting to living room.

Kitchen

Modern kitchen fitted with a range of wall and base level units. Integrated appliances comprising a fridge freezer, dishwasher, electric oven, and five ring gas hob with a cooker hood over. Wall mounted radiator, recess spot lights to the ceiling and double glazed window to the rear elevation.

Utility Room

10' x 5' 8" (3.05m x 1.73m)

Fitted with base and level units. Sink set into the work surface with tiling to the splash back areas. Plumbing for a washing machine, recessed spotlight to the ceiling, doors connecting to the garage and further courtesy door to the side elevation.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to the four bedrooms and the family bathroom. Access to the loft, storage.

Bedroom One

14' 4" up to wardrobe x 11' 10" (4.37m up to wardrobe x 3.61m)

Double glazed window to the front elevation. Fitted wardrobes and wall mounted radiator. Connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising a double shower cubicle, low level flush w.c and wash hand basin with cupboards. Fully tiled. Chrome heated towel rail and recess spot lights to the ceiling. Double glazed window to the front elevation.

Bedroom Two

10' 11" up to wardrobe x 11' 5" max (3.33m up to wardrobe x 3.48m max)

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

Bedroom Three

12' max x 13' up to wardrobe (3.66m max x 3.96m up to wardrobe)

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

Bedroom Four

13' 5" up to wardrobe x 10' 5" max (4.09m up to wardrobe x 3.17m max)

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

Family Bathroom

Suite comprising a shower cubicle, bath with mixer tap and shower attachment, low level flush w.c and wash hand basin with tiling to walls and floor. Chrome heated towel rail, shaver point, extractor fan and double glazed window to the rear elevation.

Outside

Front Garden

Paved driveway providing off road parking for several cars, lawned area and paved pathway leading to the front door. Gated access to the side of the property leading to the rear garden.

Rear Garden

Mainly laid to lawn with paved and decked patio area which are ideal for entertaining. Timber retaining fence and gated access to the front garden.

Garage

17' 7" x 7' 7" (5.36m x 2.31m)

Up and over door, power and light connected.

Council Tax Band

F









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: F

Tenure: Freehold

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