



Connells

Villa Way
Wootton Northampton

Villa Way Wootton Northampton NN4 6JH

for sale offers in excess of
£560,000



Property Description

An extremely well presented and spacious four bedroom detached family home, situated in a cul-de-sac location, in Wootton Field and close to local amenities. With separate reception rooms, spacious open plan kitchen/breakfast room and four double bedrooms.

Internally the property comprises entrance hall, lounge, dining room, kitchen breakfast room, utility and downstairs cloakroom. Upstairs there are four double bedrooms, including master with en-suite and dressing area, and family bathroom. Outside the front garden is mostly laid to lawn and driveway for 2 vehicles. The rear garden is fully enclosed and laid mostly to lawn with patio and decking area.

Entrance Hall

Double glazed door to the front elevation and further doors leading off to cloakroom, lounge, dining room, kitchen/ breakfast area. Understairs cupboard and stairs rising to first floor landing.

Cloakroom

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

Lounge

17' 11" x 11' 11" (5.18m x 3.63m)

Double glazed window to the front elevation, feature gas fireplace, wall mounted radiator and double glazed doors to:

Dining Room

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed patio doors opening to the garden and wall mounted radiator.

Breakfast Area

13' 10" x 8' 10" (4.22m x 2.69m)

Two double glazed windows, patio door opening to rear garden, and wall mounted radiator.

Kitchen Area

10' 11" x 10' 10" max (3.33m x 3.30m max)

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with tiling to splash back areas. Integrated appliances comprising a double electric oven, gas hob with cooker hood over, and dishwasher. Space for under counter fridge. Double glazed window to the rear elevation.

Utility Room

9' 1" max x 5' 5" max (2.77m max x 1.65m max)

Double glazed door to side elevation, wall mounted radiator, door to the side elevation and further door connecting to the garage.

First Floor Landing

Stairs rising from entrance hall with doors leading off to four bedrooms and family bathroom. Airing cupboard, loft space and wall mounted radiator.

Main Bedroom

17' 9" max x 15' 11" max (5.41m max x 4.85m max)

Double glazed window to the front elevation, built in wardrobes and wall mounted radiator. Open to dressing area. Door to:

En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c and wash hand basin. Opaque double glazed window to the side elevation.

Dressing Area

Double glazed window to the front elevation.

Bedroom Two

13' 7" x 11' 11" (4.14m x 3.63m)

Double glazed window to the front elevation, built in wardrobes and wall mounted radiator.

Bedroom Three

11' 11" x 11' 10" (3.63m x 3.61m)

Double glazed window to the rear elevation, built in wardrobes and wall mounted radiator.

Bedroom Four

12' 4" x 9' 9" (3.76m x 2.97m)

Double glazed window to the rear elevation, built in wardrobes and wall mounted radiator.

Family Bathroom

Suite comprising a bath, low level flush w.c and wash hand basin with tiling to the splash back areas. Wall mounted radiator and double glazed window to the rear elevation.

Outside

Front Garden

Laid to lawn, driveway lading to double garage, and offering off road parking space for two cars.

Rear Garden

Fully enclosed rear garden, mainly laid to lawn with patio and decking area which are ideal for entertaining.

Double Garage

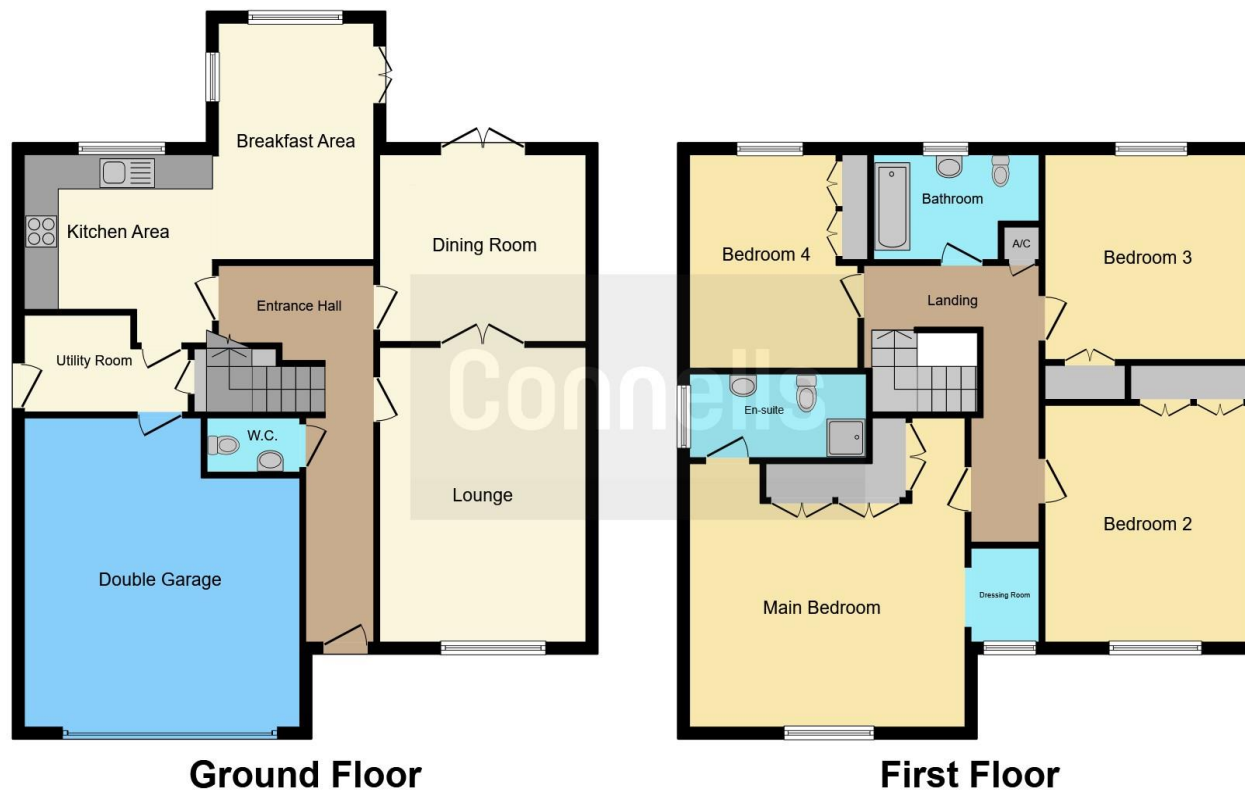
17' 7" max x 15' 1" max (5.36m max x 4.60m max)

Up and over door, power and light connected.









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: E

Tenure: Freehold

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