

**10 Beddoes Close
Wootton Fields
NORTHAMPTON
NN4 6BT**

£345,000



- **THREE GENEROUSLY SIZED BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **INTEGRAL GARAGE**
- **RADIATOR HEATING**

- **MODERN REFITTED KITCHEN**
- **CONSERVATORY**
- **ENSUITE SHOWER ROOM**
- **ENERGY PERFORMANCE RATING: D**

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A superbly presented, modernised and updated, three bedroom detached property with an added conservatory, situated in a quiet cul-de-sac in the heart of Wootton Fields. The accommodation comprises; an entrance hall, downstairs w.c, lounge, dining area, conservatory, and stylishly refitted kitchen on the ground floor. To the first floor there are three generously sized bedrooms, with an en suite shower room to the master, and a family bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and an integral garage that has been partially converted in readiness to become an extra room.

Ground Floor

Entrance Hall

Enter via composite door, wooden laminate flooring.

Cloakroom

Obscure UPVC window to front aspect, low level WC, inset sink unit with storage, wooden laminate flooring, radiator.

Lounge

13'3" x 10'9" (4.05 x 3.29)

UPVC window to front aspect, under stairs storage, feature gas fireplace, wooden laminate flooring, two radiators.

Dining Area

9'2" x 7'8" (2.81 x 2.34)

UPVC French doors to conservatory, wooden laminate flooring, radiator.

Conservatory

10'5" x 10'4" (3.19 x 3.17)

Of brick and UPVC construction, French doors leading to garden.

Kitchen

11'8" x 6'11" (3.58 x 2.13)

Refitted with a modern range of wall and base units with roll top work surfaces, inset glass topped sink and drainer, integrated double electric ovens, integrated hob with extractor over, space for various appliances, complimentary tiling, radiator, UPVC window to rear aspect, door to side aspect

First Floor

Landing

Obscure UPVC window to side aspect, loft access, cupboard housing hot water tank, further storage cupboard, radiator.

Bedroom One

12'7" x 9'2" (3.84 x 2.80)

UPVC window to rear aspect, fitted wardrobes, wooden laminate flooring, radiator.

En Suite

Obscure UPVC window to side aspect, low level wc, inset sink with storage under, tiled shower cubicle, ceramic tiled flooring, chrome heated towel rail.

Bedroom Two

10'4" x 10'7" (3.15 x 3.24)

UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Three

9'0" x 7'3" (2.76 x 2.21)

UPVC window to front aspect, radiator, built in wardrobes.

Bathroom

UPVC window to rear aspect, panel bath with shower over, low level wc, inset sink unit with storage under, ceramic tiled flooring, chrome heated towel rail.

Externally**Front Garden**

Mainly laid to gravel with concrete paving.

Rear Garden

Patio, lawn, and decking areas, gated side access, wooden shed, enclosed by wooden panel fencing.

Integral Garage

Now partially converted with a wall and window in place of the garage door, can be converted back, power and light connected and courtesy door to the hall.

Agents Notes

Council Tax Band: D

Prospective Purchasers will have to complete an Anti Money Laundering process at the cost of £15 per individual.





GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

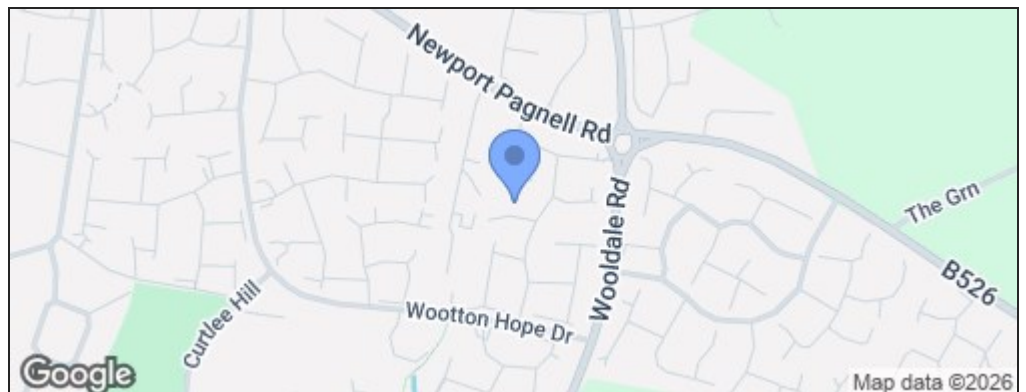


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TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.