



Connells

Hocknell Close
Wootton Northampton



Property Description

A beautifully presented and thoughtfully extended four-bedroom detached family home, finished to a high standard and designed with modern living in mind.

At the heart of the home is an impressive L-shaped kitchen, dining and family space, filled with natural light from a lantern roof and enhanced by bi-fold doors opening onto the private rear garden-creating a seamless indoor-outdoor feel ideal for both everyday living and entertaining.

The ground floor also offers a comfortable lounge, study, cloakroom, and utility room, providing both flexibility and practicality.

Upstairs, four well-proportioned bedrooms include a principal bedroom with a stylish refitted en-suite, alongside a contemporary family bathroom.

Outside, the property benefits from a detached garage that has been converted into a versatile additional space-perfect for a home office, gym, or garden room-along with a driveway and beautifully landscaped rear garden.

A superb home, combining space, style, and functionality-viewing is highly recommended.

Entrance Porch

Door to front elevation. Radiator. Door to entrance hall.

Entrance Hall

Doors leading to cloakroom, lounge, study and kitchen/dining/family room. Radiator. Stairs rising to first floor landing.

Cloakroom

Refitted white suite comprising low level flush wc and vanity wash hand basin with part tiling. Spotlights to ceiling. Heated towel rail. Opaque double glazed window to the side elevation.

Study

Double glazed window to the front elevation. Radiator.

Lounge

Double glazed bay window to the front elevation. Fireplace. Two radiators.

Kitchen/Dining/Family Room

A beautifully refitted open-plan kitchen, dining, and family space finished to a high standard. This fantastic, light-filled room features bi-fold doors opening onto the garden. Extensively refurbished by the current owners.

Kitchen Area

Two double glazed windows to the rear elevation overlooking the garden and door to the side elevation leading into the utility room. Fitted with a range of wall and base level units. Sink and drainer set beneath the quartz work surfaces with tiling to splashback areas. Integrated appliances comprising induction hob and double oven with cooker hood over. Integrated fridge/freezer and wine cooler. Central Island. Radiator.

Dining/Family Area

Three double glazed windows to the rear elevation and bi fold doors to the side elevation opening to the garden. Radiator. Spot lights to ceiling.

Utility Room

Fitted with base level units and work surfaces with sink and drainer. Plumbing for washing machine. Radiator. Central heating boiler. Extractor fan. Double glazed window to the side elevation and courtesy door to rear garden.

First Floor Landing

Stairs rising from entrance hall. Feature arch double glazed window to the front elevation. Doors leading to four bedrooms and family bathroom. Radiator. Loft access. Storage cupboard.

Bedroom One

Two double glazed arch windows to the front elevation. Fitted triple and double wardrobes. Radiator. Door connecting to en-suite.

En-Suite

Refitted three piece suite comprising shower cubicle, wc and vanity wash hand basin with tiling to splash back areas. Spotlights. Heated towel rail. Opaque double glazed window to the front elevation.

Bedroom Two

Two double glazed windows to the rear elevation. Two fitted double wardrobes. Radiator.

Bedroom Three

Two double glazed windows to the rear elevation. Radiator.

Bedroom Four

Double glazed window to the front elevation. Radiator.

Bathroom

Refitted four piece suite comprising free standing bath, shower cubicle, wc and vanity wash hand basin with tiling to splash back areas. Spotlights. Extractor fan. Radiator. Opaque double glazed window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with hedge border. Pathway leading to front door. Gated access to rear garden.

Driveway providing off road parking for several vehicles.

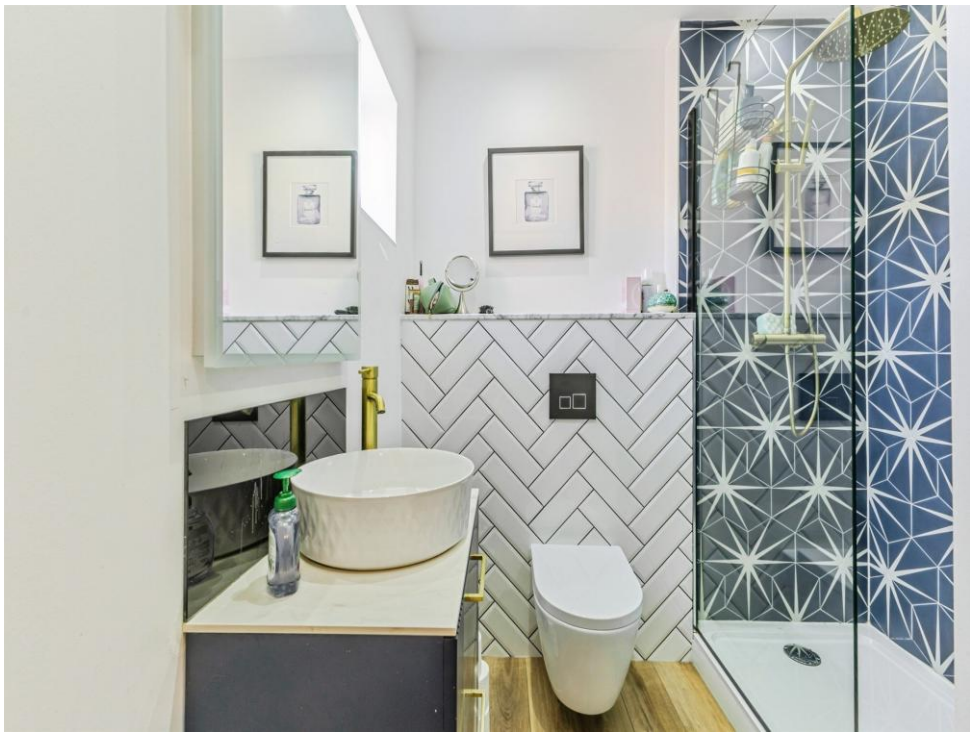
Rear Garden

Landscaped rear garden offering a high degree of privacy. Patio area ideal for entertaining and relaxation leading onto artificial lawn area with full retained fencing. Access into the garage and gated access leading to front of the property.

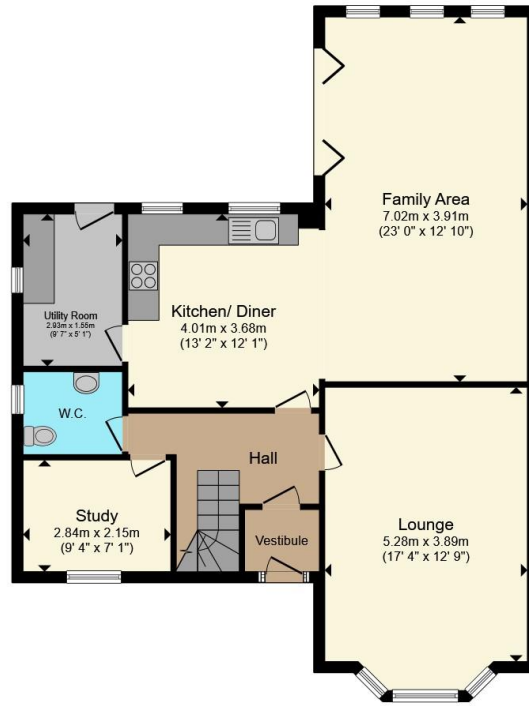
Garage

Double garage. Please note the garage has been fully converted one side and part converted the other half of the garage. The garage has been converted into flexible additional living space and could be used as a home office, playroom, garden room, study, the space can be adapted to meet the needs of the new owner.

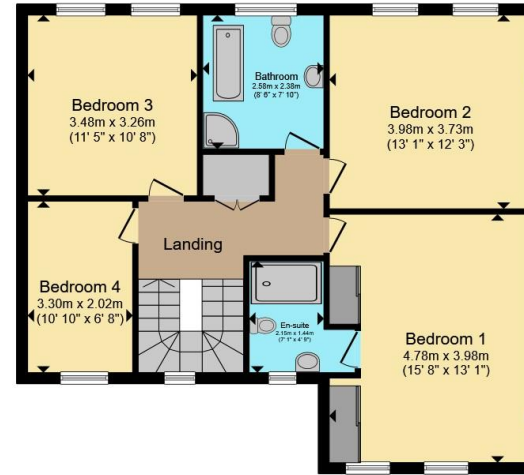








Ground Floor



First Floor

Total floor area 162.5 m² (1,749 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



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 Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WFL408656



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: WFL408656 - 0004