



Connells

Holbein Gardens
Northampton



Property Description

A truly unique and once in a lifetime opportunity to purchase a stunning contemporary designed home which blends the modern with true ecological living. The open plan living downstairs is versatile and flexible and flows beautifully through the bi-fold doors to the outdoor living space.

From the moment you arrive and enter the property you appreciate the sheer quality of fixtures and fittings from the bespoke kitchen and utility room to the shower/steam room in the master suite, the air recirculation system to the multi setting room lighting, no expense has been spared. The kitchen has fitted high end appliances, ample storage in the bespoke cupboards and island unit with concrete work surfaces. The living areas are versatile and benefit from underfloor heating as well as a wood burning stove with the whole rear of the property having bi-folding doors.

Upstairs this former four bedroom home is now a very generous three bedroom offering 2 spacious double rooms and a fabulous master bedroom sweet reminiscent of a high end boutique hotel with stand alone bath, ensuite with shower/steam room & smart toilet, and dressing area.

The front and rear gardens continue the theme with grass parking leading to the detached garage. The rear garden is a truly beautiful space with decking, patio and lawned areas all landscaped around ponds and artificially created streams that attract an abundance of wild life.

Entrance Hall

Double glazed door to the front elevation. Open to kitchen/dining and lounge area, and further doors leading off to cloakroom.

Cloakroom

Suite comprising wall mounted WC with a concealed cistern and wash hand basin. Double glazed window to the front elevation and underfloor heating.

Kitchen/Lounge/Dining Area

Lounge Area

20' 10" max x 11' 5" (6.35m max x 3.48m)
Double glazed bi-fold doors opening to the garden and double glazed bay window to the front elevation. Underfloor heating and wood burning stove.

Dining Area

12' 7" x 10' 4" (3.84m x 3.15m)
Double glazed bi-fold doors opening to the garden. Underfloor heating and stairs rising to first floor landing.

Kitchen Area

12' 7" x 9' 8" (3.84m x 2.95m)
Double glazed bi-fold doors opening to the garden, and underfloor heating. Bespoke high-end kitchen with bespoke concrete worksurfaces on island unit, handleless doors, Siemens integrates appliances and induction hob with downward extractor and two multifunction ovens. Large American-style fridge freezer with chilled water and ice dispenser. Quooker boiling water tap. Door to:

Utility Room

6' 9" x 6' 3" (2.06m x 1.91m)

Double glazed door and window to the side elevation. Same specification worktops and cupboards as kitchen. Waste disposal unit fitted to the sink. Plumbing for washing machine.

First Floor Landing

Stairs rising from ground floor with doors leading off to three bedrooms and family bathroom. Airing cupboard and double glazed window to the front elevation.

Bedroom One

18' 10" max x 11' 9" (5.74m max x 3.58m)

Boutique master suite with dressing area and free standing bath, fitted wardrobes, and wall mounted radiator. Double glazed windows to two aspects. Colour changing concealed mood lights. Open to:

En-Suite Shower Room

Semi open plan. Suite comprising frameless glass shower cubicle with monsoon head and steam room facility, wall hung WC with concealed cistern, and wash hand basin. Fitted speakers in the steam room and main en-suite area along with colour changing concealed mood lights. Green hand-painted basalt tiles feature wall, and far infrared electric heated floor under timber floor. Double glazed window to the rear elevation.

Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m)

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

Bedroom Three

11' 9" x 10' 11" max (3.58m x 3.33m max)

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

Shower Room

Wet room frameless glass shower with entire under tile heating that extends into the shower. Rain head and hand shower. Wall hung WC and vanity. Double glazed window to the front elevation.

Outside

Front Garden

Driveway has been lifted and replaced with grass parking.

Rear Garden

Beautifully landscaped rear garden with ponds and streams, lawn and planted areas creating heaven for nature. Seating and decking areas which are ideal for entertaining, and private gate access to extensive council-owned parklands - perfect for lakeside, woodland &

orchard walks. 20 x low voltage wired garden lights and tree lights. Garden shed.

Double Garage

Two roller doors, personal door, and power and light connected. Fitted to front exterior of garage is a 7KW electric car charger.

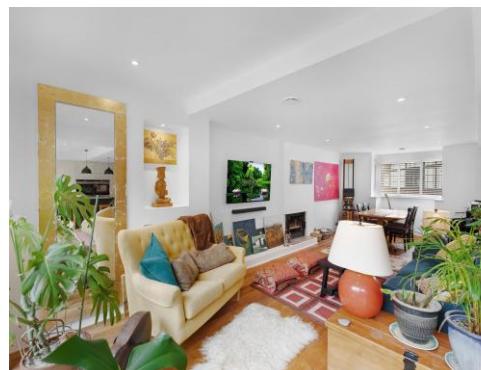
Glass Potting House

14' 1" x 8' 2" (4.29m x 2.49m)

Three sided 'lean to' glass potting house with two glass doors. Accessed from the house through utility room door, as well as through exterior glass doors.

Agent Notes

Solar panel system with lithium battery storage and whole-house water softener.

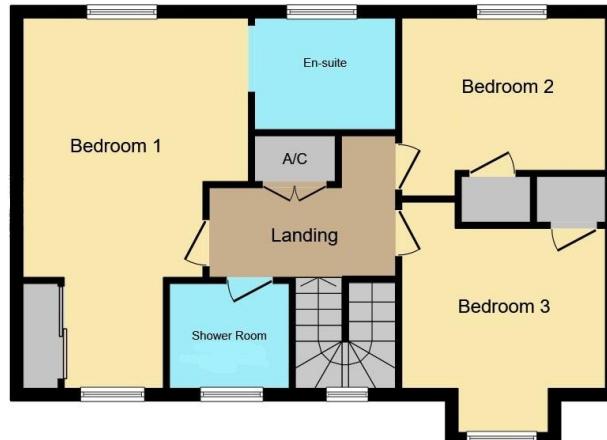








Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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