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Battalion Drive, Wootton  
Northampton  
Northamptonshire, NN4 6RU  
£620,000 Detached



Department: Sales

Tenure: Freehold



LOCATED ON THE HIGHLY SOUGHT AFTER SIMPSON MANOR DEVELOPMENT IN WOOTTON, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED EXECUTIVE FAMILY HOME HAS BEEN SIGNIFICANTLY ENHANCED BY THE CURRENT OWNERS, FEATURING IMPRESSIVE GROUND FLOOR EXTENSIONS AND THE ADDED BENEFIT OF SOLAR PANELS.

#### GROUND FLOOR

- PORCH
- ENTRANCE HALL
- CLOAKROOM
- STUDY
- SITTING ROOM
- DINING ROOM
- GARDEN ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM

- BEDROOM FOUR
- BATHROOM

#### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

#### FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE





## THE PROPERTY

Located on the highly sought after Simpson Manor development in Wootton, this beautifully presented four-bedroom detached executive family home has been significantly enhanced by the current owners, featuring impressive ground floor extensions and the added benefit of solar panels.

Upon entering, you are immediately drawn through the hallway into the breathtaking kitchen a true centrepiece of the home. This stunning space boasts a vaulted ceiling, bespoke oak cabinetry, granite worktops, a large central island, two double ovens, gas hob with hood, microwave, and dishwasher.

A separate utility room provides additional convenience for laundry and household tasks. From the kitchen, glazed double doors open into a bright garden room, which in turn flows into a spacious dining room ideal for family gatherings and entertaining. Further glazed doors lead to the generous living room, complete with an attractive bay window to the front aspect. The ground floor also includes a well-equipped study and a stylish cloakroom.

The first-floor landing leads to the impressive principal bedroom, offering excellent space, a vaulted ceiling and fitted wardrobes between which is the modern en-suite with double shower. The second bedroom is also a comfortable double with fitted wardrobes and views over the rear garden. Beyond the contemporary family bathroom with quadrant shower are the remaining bedrooms, which include another double room and a well-proportioned single.

Outside, the property enjoys a neat front garden with lawn and hedge borders, along with a double-width tarmac driveway leading to a detached double garage. The rear garden has been thoughtfully landscaped, featuring a large lawn, raised decked area perfect for entertaining, and a hardstanding ideal for a hot tub.

EPC Rating B. Council Tax Band F.







## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent



## LOCATION

Wootton Fields and Simpson Manor are modern developments occupying land to the north and east of Wootton village including the old army barracks site. With its own nursery, primary and secondary school facilities, the development also has a small precinct in Tudor Court, with various amenities including pharmacy, small supermarket, take away food and vet. A large garden centre can also be found along the main Newport Pagnell Road which runs to north of these urban areas. Other nearby main roads include the A508, A45 and M1 making this a popular location for commuters. Regular bus services also operate to Northampton town centre (4 miles away) where the train station offers mainline access to London Euston and Birmingham New Street.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

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## FLOORPLAN

TOTAL AREA: APPROX. 165.11 SQ. METRES (1777.2 SQ. FEET)

