

for sale

£310,000



## Aldwell Close Wootton Northampton NN4 6AX

A well-presented three-bedroom semi-detached family home located in the popular area of Wootton Fields, offering flexible living accommodation including a converted garage/playroom and spacious L-shaped conservatory. Outside benefits from landscaped rear garden, driveway for two cars and EV charger.

# Aldwell Close Wootton Northampton NN4 6AX

## Entrance Hall

Door to front elevation. Radiator.

## Cloakroom

White suite comprising low level flush wc and wash hand basin with tiling to splashback area. Radiator. Double glazed window to the rear elevation.

## Lounge

UPVC double glazed bay window to the front elevation and small window to the side. Stairs rising to first floor landing. Radiator. Door to kitchen.

## Kitchen

Fitted with a range of wall and base level units. Stainless steel sink and drainer set beneath the work surfaces with tiling to splashback areas. Integrated appliances comprising single oven, and gas hob with cooker hood over. Plumbing for washing machine and dishwasher. Breakfast bar. Central heating boiler. Door to the conservatory and play room.

## Conservatory

L-shaped spacious conservatory used as additional reception room, creating an open living space. UPVC and brick construction with French doors to the side elevation to the garden. Radiator. Door to cloakroom.

## Playroom

Radiator. Double doors to the garage.

## First Floor Landing

Doors leading to three bedrooms and bathroom. Airing cupboard. Loft access.

## Bedroom One

Double glazed window to the front elevation. Radiator.

## Bedroom Two

Double glazed window to the front elevation. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Radiator. Cupboard.

## Bathroom

White suite comprising bath with mixer taps with shower over, low level flush wc and wash hand basin with tiling to splash back areas. Spotlights. Heated towel rail. Opaque double glazed window to the side elevation.



## Outside

### Front Garden

Driveway providing parking space for two cars. EV charger. Gated access to the rear garden.

### Rear Garden

Private garden. Patio area ideal for entertaining leading into artificial lawn with flower and shrub bed borders. Retaining timber fencing with gated access to the front of the property. Hot and cold water tap. Feature outside lighting.

### Garage

Partially converted please note one part of the garage is used as the playroom with the remaining part of the garage used for storage with electric door to the front and power connected.



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To view this property please contact Connells on

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