

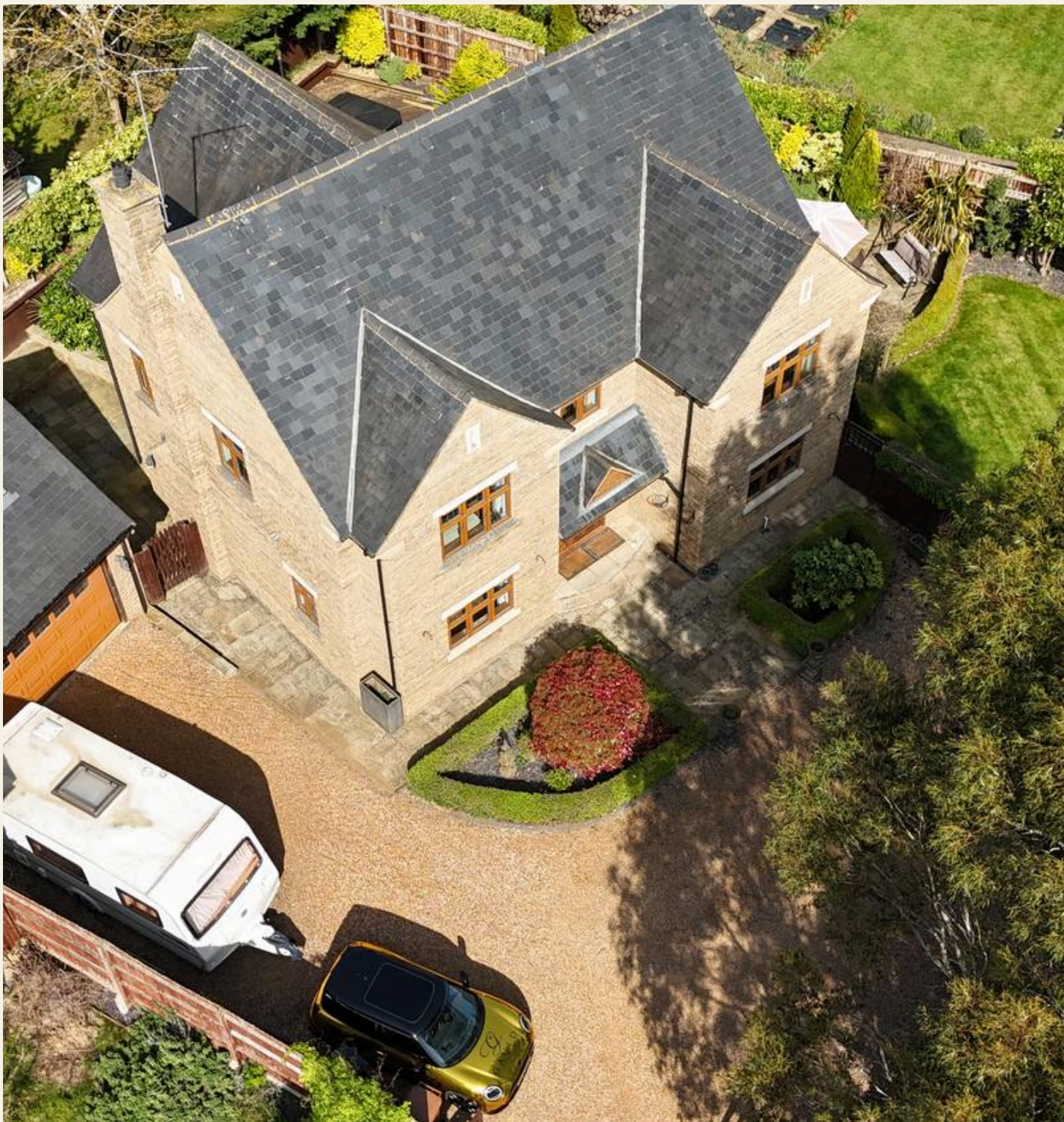


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1 Cotton Meadow, Northampton - NN5 5PP

Offers Over £850,000



1 Cotton Meadow

An impressive detached family home set within an exclusive development, offering versatile accommodation with five bedrooms, multiple reception areas, and a detached garage building ideal for modern living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Impressive detached family home within an exclusive development
- Five well-proportioned bedrooms, including two with en-suites
- Spacious open-plan kitchen/breakfast room ideal for modern living
- Multiple reception rooms including living room and formal dining room
- Versatile second floor cinema/games room
- Detached double garage building arranged over three floors
- Ideal for multi-generational living or home working
- Gated driveway with parking for up to seven vehicles
- Landscaped rear garden with multiple patio areas and hot tub

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- **Entrance Hall**

11' 2" x 10' 10" (3.40m x 3.29m)

A grand and welcoming entrance hall, featuring elegant wooden flooring and a striking chandelier that creates an immediate sense of space and sophistication. This impressive first impression sets the tone for the rest of the home, offering both style and practicality with a well-proportioned layout.

- **Living Room**

19' 3" x 18' 2" (5.88m x 5.54m)

A spacious and beautifully presented living room, featuring warm wooden flooring and an abundance of natural light from large windows overlooking the garden. The room offers a comfortable and inviting layout, with ample space for both relaxing and entertaining, complemented by neutral tones and a timeless finish throughout.

- **Dining Room**

13' 4" x 13' 10" (4.06m x 4.21m)

A formal and well-proportioned dining room, offering an ideal setting for both everyday dining and entertaining. Featuring a warm, inviting atmosphere with a clean and timeless finish, the space comfortably accommodates a large dining table while maintaining a sense of openness and flow from the rest of the home.

- **Kitchen / Breakfast Room**

14' 10" x 31' 7" (4.52m x 9.62m)

A spacious and well-appointed kitchen, designed with both practicality and style in mind. Featuring a central island with integrated hob, quality cabinetry, and ample worktop space, the room flows seamlessly into a bright breakfast area. Finished with tiled flooring and complemented by natural light and garden access, this is an ideal space for both everyday living and entertaining.



- **Utility Room**

9' 3" x 8' 3" (2.82m x 2.51m)

A practical and well-designed utility room, offering additional storage and workspace to support the main kitchen. Thoughtfully laid out for everyday convenience, it provides a discreet area for laundry and household tasks, helping to keep the main living spaces clean and uncluttered.

- **WC**

4' 3" x 4' 11" (1.29m x 1.51m)

A well-presented downstairs bathroom, finished in a clean and contemporary style. Conveniently located off the main living areas, it offers both practicality and ease for guests and everyday use.

- **Landing**

14' 1" x 13' 5" (4.28m x 4.09m)

A spacious and well-connected landing area, providing access to the bedrooms and enhancing the overall sense of space throughout the home. Light and airy, it offers a practical layout with potential for additional use, such as a reading or study area.

- **Master Bedroom**

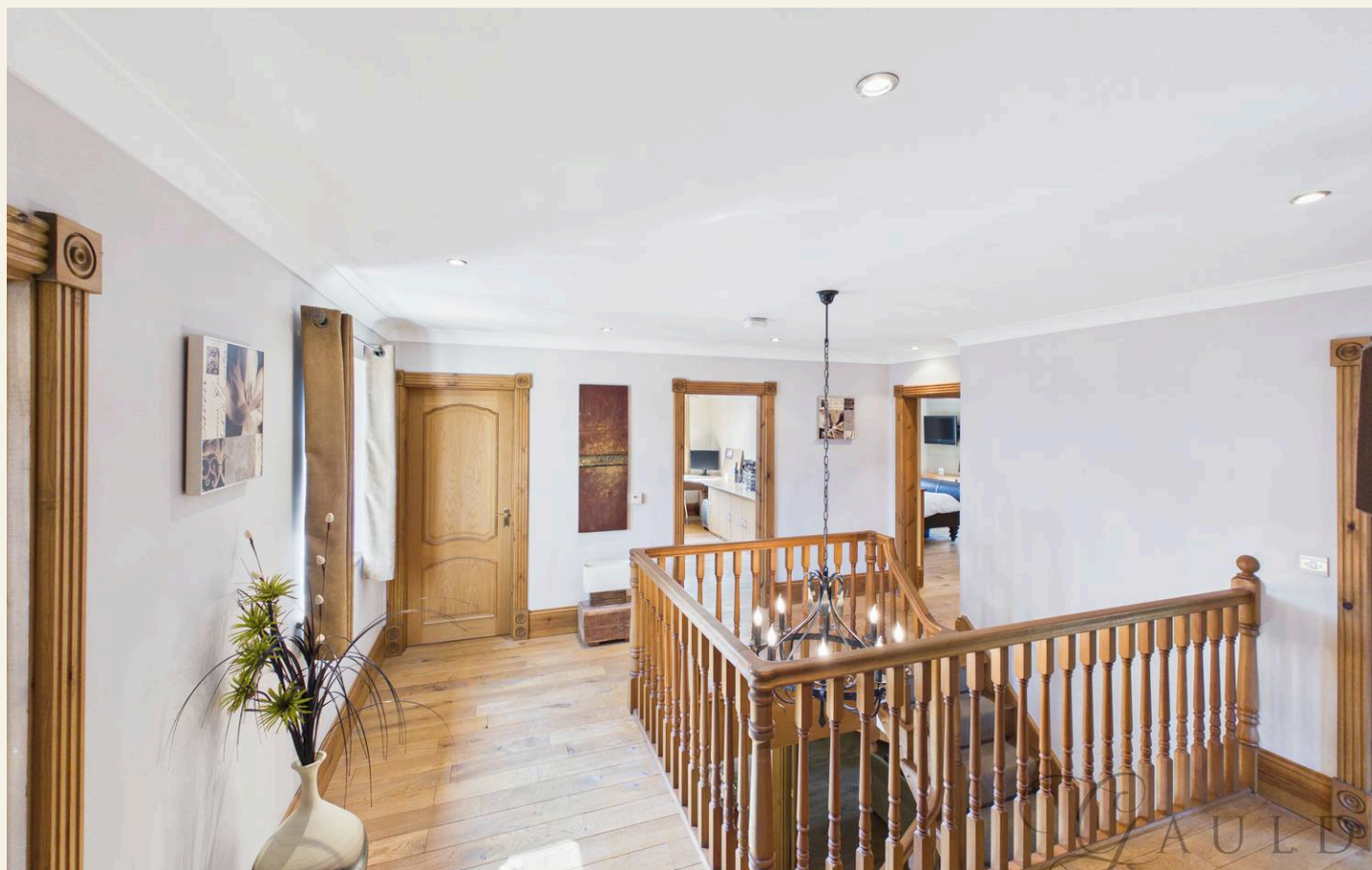
14' 9" x 14' 1" (4.50m x 4.30m)

A generous principal bedroom, offering a comfortable and private space. The room benefits from a separate dressing room and a connected en-suite, creating a practical and well-designed layout suited to modern living.

- **Dressing Room**

9' 10" x 6' 9" (3.00m x 2.05m)

A dedicated dressing area, providing practical storage and organisation space. Thoughtfully positioned off the principal bedroom, it offers a functional addition that enhances day-to-day living.





- **En-Suite**
8' 5" x 4' 8" (2.57m x 1.42m)
A well-presented en-suite, designed with practicality in mind and conveniently connected to the principal bedroom. Finished in a clean, neutral style, it provides a functional and private space for everyday use.

- **Bedroom 2**
14' 11" x 10' 2" (4.54m x 3.10m)
A well-sized double bedroom benefiting from its own en-suite, ideal for guests or older children.

- **En-Suite - Bedroom 2**
4' 7" x 5' 9" (1.39m x 1.76m)
A compact and well-presented en-suite shower room, serving bedroom two. Finished in a clean, neutral style, it offers a practical and convenient addition for everyday use.

- **Bedroom 3**
13' 5" x 11' 2" (4.08m x 3.40m)
A double bedroom, offering a bright and adaptable space. Ideal for use as a bedroom, guest room, or home office, with a practical layout suited to modern living.

- **Bedroom 4**
14' 10" x 9' 7" (4.51m x 2.92m)
A comfortable bedroom, offering a bright and functional space. Versatile in use, it is well suited as a bedroom, guest room, or home office.

- **Bedroom 5**
14' 8" x 7' 7" (4.48m x 2.32m)
A well-sized and versatile bedroom, offering a bright and comfortable space. Ideal for family living, guest accommodation, or a home office, with a practical layout that suits a variety of uses



- **Bathroom**

7' 8" x 9' 1" (2.34m x 2.78m)

A well-appointed family bathroom, fitted with both a standing shower and a separate bath. Finished in a clean, neutral style, it offers a practical and comfortable space suited to everyday use.

- **Cinema / Games room**

25' 11" x 14' 11" (7.91m x 4.54m)

A versatile top floor room, currently used as a cinema/games space, offering a flexible layout to suit a range of needs. Ideal as an additional bedroom, home entertainment room, or private retreat, it provides a spacious and adaptable area within the home.

- **Landing 2**

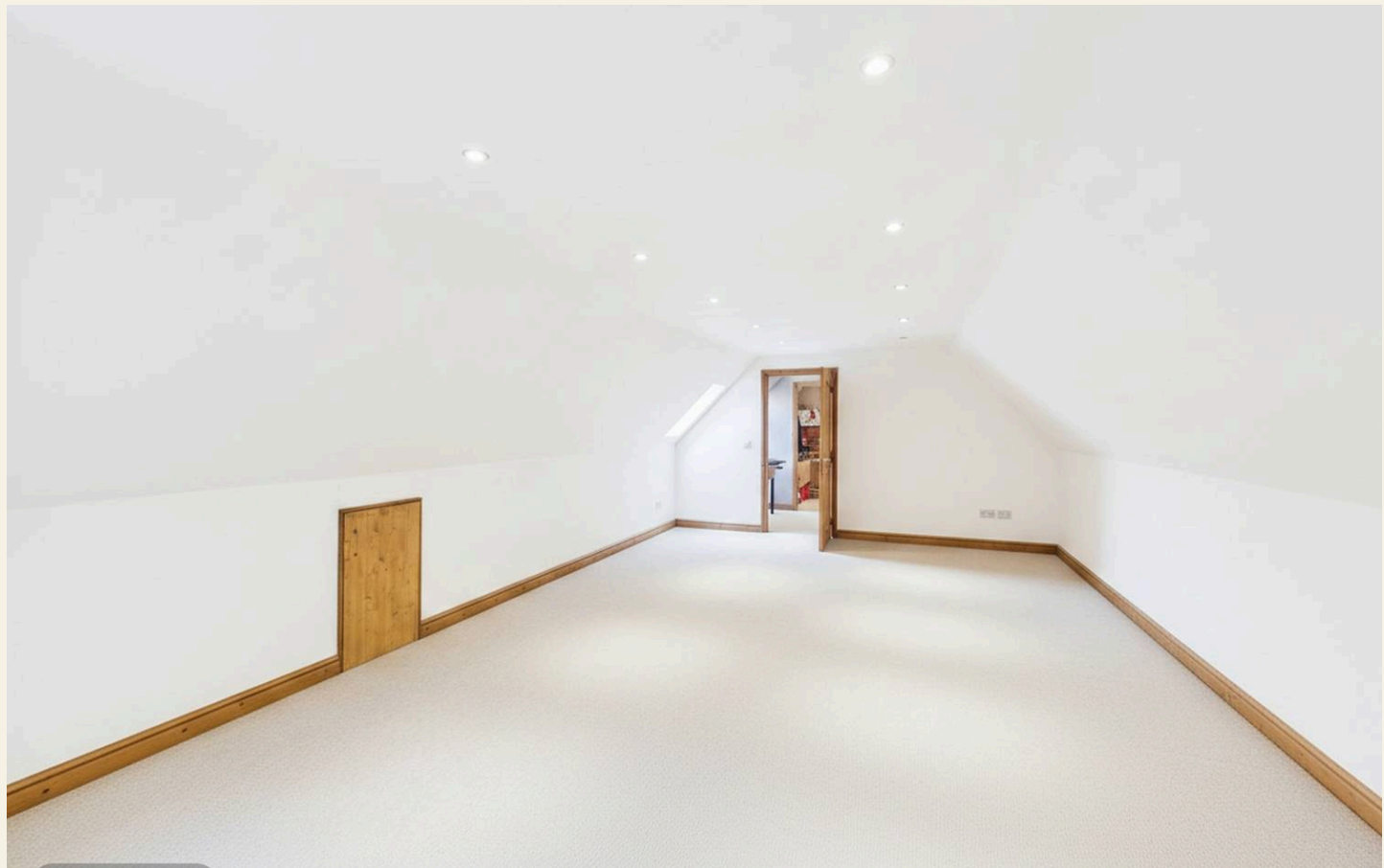
6' 0" x 15' 0" (1.83m x 4.57m)

A bright and well-connected top floor landing, providing access to the upper rooms and enhancing the sense of space on this level. A practical area that complements the flexible layout of the top floor.

- **Storage Room**

7' 9" x 14' 10" (2.36m x 4.53m)

A useful top floor store room, providing valuable additional storage space. Ideal for keeping household items neatly tucked away, helping to maintain a clean and uncluttered living environment.





- **Studio**

6' 8" x 14' 11" (2.02m x 4.54m)

A versatile studio room located beneath the double garage, offering a flexible and private space. Ideal for use as a home office, gym, or creative workspace, it provides a practical addition with a range of potential uses.

- **Basement**

10' 8" x 14' 1" (3.26m x 4.30m)

A separate study room positioned next to the studio beneath the double garage, offering a quiet and functional workspace. Benefiting from its own toilet and kitchen sink area, it provides added convenience and flexibility, making it ideal for home working or a variety of uses.

- **Study with Kitchenette**

15' 0" x 14' 6" (4.56m x 4.43m)

Above the double garage is a compact kitchenette with fitted units, worktop space, and room for essential appliances. It is complemented by a separate modern toilet, finished in a clean, neutral style. This useful space offers flexibility for use as a guest area, home office, or studio, providing added convenience and independence from the main house.





REAR GARDEN

The rear garden is arranged over several levels, offering a variety of usable spaces. A raised decked terrace with hot tub provides an ideal area for relaxing, while additional patio areas are well suited to outdoor dining. The main lawn offers a generous space for family use, complemented by a garden store and a pedestrian gate providing access to the front.

GARAGE

Double Garage

A spacious double garage providing secure parking and additional storage.

DRIVEWAY

7 Parking Spaces

Accessed via gates from a private road, which is owned by the property with maintenance shared between three homes, the front features a gravel driveway, creating an attractive approach and providing excellent off-road parking.







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