



Connells

Farmclose Road
Wootton Northampton



Property Description

A generously sized extended three bedroom property situated in the popular location of Wootton Village. The property offers accommodation over three floors. The ground floor provides, a kitchen/ diner, downstairs cloakroom, living area and dining room/study area allowing for versatile family living.

To the first floor, you will find 3 bedrooms including the main double bedroom, and family bathroom.

To the second floor, the loft space with built in storage.

Externally the property benefits from a private enclosed rear outdoor space with is fantastic for entertaining and family use. In addition, a block paved drive for two cars.

The property offers plenty of scope for a new owner to personalise and make their own, with the accommodation providing the flexibility for a family and allowing a work from home area.

Farmclose Road is conveniently positioned within Wootton village, with a range of local amenities, schools and wide road network.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch

Double glazed door to side elevation and window to the front aspect. Door to kitchen/ diner.

Cloakroom/ Utility Area

Suite comprising work tops, low level wc vanity wash hand basin. Radiator. Plumbing for washing machine. Double glazed window to side elevation.

Lounge

Two double glazed windows to front elevation. Fireplace with log burner. Radiator. Double glazed French doors to dining room/ study.

Dining Room/ Study

Double glazed French doors out to garden. Radiator. Two double glazed velux windows to ceiling.

Kitchen/ Diner

Modern fitted kitchen fitted with a range of wall and base level units with work surfaces and one and sink. Integrated appliances consist of electric hob with extractor fan above and electric oven. Walk-in pantry. Breakfast bar. Radiator. Double glazed window to rear elevation. Tiled floor. Door to rear lobby.

Lobby

Side door to rear garden. Door to cloakroom/ utility room.

First Floor Landing

Double glazed window to rear elevation. Doors leading to three bedrooms and family bathroom. Stairs rising to second floor.

Bedroom One

Double glazed window to front. Two storage cupboards, one holding boiler. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Two storage cupboards. Radiator.

Bathroom

Suite comprising bath with shower over and glass shower screen, vanity wash hand basin and low level wc. Radiator. Extractor fan. Wall mounted storage. Double glazed window to rear elevation.

Loft Space

Two double glazed velux windows to rear. Radiator. Built in fitted drawers. Restricted head heights.

Outside

Front

Mainly block paved providing off road parking for up to three cars.

Rear

Paved patio area leading to large lawn area. Wooden decked patio area with pergola ideal for entertaining. Flower and shrub borders. Timber shed.

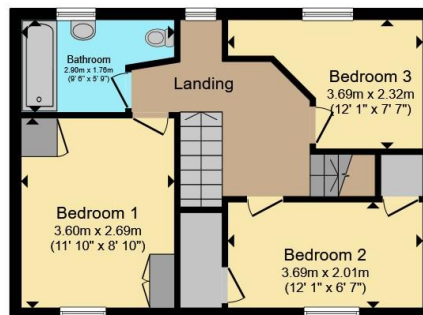




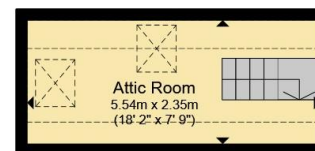




Ground Floor



First Floor



Second Floor

Total floor area 113.0 m² (1,217 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

Connells

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NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WFL408928



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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.

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