

for sale

offers over **£240,000**



Copymoor Close Wootton Northampton NN4 6BL

A TWO bedroom SEMI-DETACHED property situated in the sought after area of Wootton Fields and with close proximity to local schools and amenities as well as easy access to the M1 motorway. Viewing is highly advised.

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Entrance Hall

UPVC double glazed door to the front elevation and window to the side aspect.

Lounge

13' 8" including stairs x 13' 3" (4.17m including stairs x 4.04m)

UPVC double glazed window to the front elevation, under stairs storage and wall mounted radiator. Stairs rising to first floor landing.

Kitchen/ Diner

13' 8" x 8' 1" (4.17m x 2.46m)

Fitted kitchen with a range of wall and base level units. Sink and drainer set into work surfaces and tiled to splash back areas. Integrated electric oven and gas hob, space for fridge freezer, and plumbing for washing machine. Space for dining table and chairs. Wall mounted radiator, two double glazed window to the rear elevation and UPVC double glazed door opening to rear garden.

First Floor Landing

Doors leading off to two bedrooms and the family bathroom. Access to the loft space.

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m)

UPVC double glazed window to the front elevation. Fitted wardrobes, cupboard and wall mounted radiator.

Bedroom Two

10' x 7' 10" max (3.05m x 2.39m max)

UPVC double glazed window to rear elevation. Fitted wardrobes and wall mounted radiator.

Family Bathroom

Suite comprising panelled bath with shower over, wash hand basin, low level WC and tiled to splash back areas. Extractor fan, wall mounted radiator and opaque double glazed window to the rear elevation,



Outside

Front Garden

Mature hedges, and pathway to the front door.

Rear Garden

Mainly laid to lawn, paved patio area which is ideal for entertaining, outside tap, brick wall and retaining timber fencing.





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.focalagent.com

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Property Ref: WFL408470 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/WFL408470



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