

NEW INSTRUCTION



WOOTTON

Mortons Bush, Wootton, Northampton, NN4



DAVID COSBY
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Wootton

Mortons Bush, Wootton, NN4 6BJ

Total GIA (Excluding Garage) Approx. 76 sqm (818 sqft)

Features

- Modern detached family home
- Three bedrooms
- Principal bedroom with en suite shower room
- Well-proportioned sitting/dining room
- Full-width kitchen/breakfast room
- Ground-floor cloakroom
- Driveway parking and detached garage
- Enclosed rear garden
- Patio and raised decked seating area
- No onward chain

Description

A modern detached three-bedroom family home situated in the established Wootton area of Northampton, with attractive traditionally styled elevations combining buff facing brickwork with white-rendered first-floor walls. Set back from the road, the property benefits from driveway parking for several vehicles, a detached single garage and an enclosed rear garden.

The accommodation is arranged over two floors and includes an entrance hall, ground-floor cloakroom, a well-proportioned open-plan sitting/dining room and a full-width kitchen/breakfast room with French doors opening directly onto the garden. Upstairs are three bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom currently being refitted.

Outside, the L-shaped rear garden is mainly laid to lawn with a patio adjoining the house, established planting and a raised decked seating area positioned behind the garage. The property is conveniently placed for local amenities and schools within Wootton, as well as access to Northampton and the wider road network.

A MODERN THREE-BEDROOM DETACHED FAMILY HOME IN WOOTTON WITH DRIVEWAY PARKING, DETACHED GARAGE AND AN ENCLOSED REAR GARDEN, WITH NO ONWARD CHAIN.



Accommodation

Entrance Hall

The entrance hall is approached via a traditionally styled timber panelled front door with central decorative glazed panel and three-point locking system. Large-format ceramic floor tiles are complemented by neutral décor, while a two-light casement window to the side provides natural light. Panelled-effect doors open to the ground-floor cloakroom and sitting room.

Cloakroom

Fitted with a close-coupled WC and ceramic wash hand basin with chrome pillar taps, set above a useful panelled vanity unit. A two-light casement window to the front provides natural light, while the floor is finished with matching large-format ceramic tiling. The walls are neutrally decorated with white tiled splashbacks above the basin, and heating is provided by a chrome ladder-style towel rail.

Sitting / Dining Room

A well-proportioned open-plan living space, with room for soft furnishings to the front and a dining table and chairs to the rear. The walls are finished in a two-tone emulsion scheme and the floor is laid with cut-pile carpet. Natural light is provided by a two-unit casement window to the front. A straight-flight timber staircase with chamfered spindles and profiled handrail rises to the first-floor accommodation, with matching cut-pile carpet to the treads and risers. A white panelled door opens through to the kitchen/breakfast room.

Kitchen / Breakfast Room

Positioned to the rear and extending across the full width of the property, the kitchen/breakfast room is fitted with a good range of modern off-white base and wall units with brushed chrome handles, complemented by timber-effect roll-top work surfaces. There is a stainless steel sink and drainer with chrome mixer tap, an electric oven with four-burner gas hob and brushed chrome extractor hood above, together with space and plumbing for a washing machine and space for a fridge/freezer. Off-white chamfered metro tiles form the splashbacks, while the floor is finished with large-format riven-effect ceramic tiles. The breakfast area provides useful space for informal dining, with neutral décor and double-glazed French doors opening onto the rear garden and patio. A panelled-effect door opens to a useful under-stairs cupboard, finished with fitted loop-pile carpet.





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Accommodation

First Floor Landing

Finished with matching cut-pile carpet, the first-floor landing has a balustrade to the stairwell with chamfered spindles. The walls are neutrally decorated and a two-light casement window to the side aspect provides good natural light. White panelled-effect doors open to the three bedrooms and family bathroom.

Bedroom One

A double bedroom positioned to the front right-hand side of the property, with a two-unit casement window overlooking Mortons Bush. The room is neutrally decorated and finished with matching cut-pile carpet. A recessed niche with hanging rails provides useful clothes storage, while a white panelled-effect door opens to the en suite.

En Suite

Fitted with a three-piece suite comprising a shower cubicle with marble-effect tiling and hinged tempered-glass screen, a recently fitted ceramic wash hand basin set above a contemporary vanity unit with marble-effect splashback, and a close-coupled WC. A two-light frosted casement window to the side provides natural light, while heating is via a chrome ladder-style towel rail. The floor is finished with timber-effect sheet vinyl, and mechanical ventilation is also provided.

Bedroom Two

A further double bedroom positioned to the rear right-hand side of the property, with a two-unit casement window providing a pleasant outlook over the rear garden. The room is neutrally decorated and finished with matching cut-pile carpet.

Bedroom Three

A single bedroom positioned to the front of the property, offering a versatile space suitable for use as a nursery, child's bedroom or home study. A two-unit casement window provides good natural light, while the room is neutrally decorated and finished with cut-pile carpet.

Bathroom

Currently being refitted with a three-piece suite comprising a close-coupled WC, ceramic wash hand basin set within a contemporary vanity unit, and bath with white tiled splashbacks above. A two-light frosted casement window to the rear provides natural light, while heating is via a ladder-style towel rail. Mechanical ventilation is also installed.





Grounds

Front Aspect

The property is set back from Mortons Bush, with a dropped kerb providing vehicular access to a driveway offering off-road parking for several vehicles and leading to the detached single garage.

A lawned front garden sits alongside a concrete slab pathway leading to the main entrance, while gated side access provides a route through to the rear garden.

Rear Garden

The L-shaped rear garden features a full-width patio immediately adjoining the house, accessed directly from the kitchen/breakfast room via double-glazed French doors. A concrete slab pathway continues through the garden to pedestrian access at the rear of the detached garage. The main garden is laid to lawn with established shrubs around the perimeter and close-board timber fencing to the boundaries. Behind the garage, a raised timber deck provides an additional seating area and benefits from good levels of sunlight for much of the day.

Garage

The detached brick-built garage has a dual-pitched roof with concrete interlocking tiles and an aluminium up-and-over door providing vehicular access. A separate panelled pedestrian door is positioned to the rear right-hand side. The garage is fitted with power and lighting and has a tamped concrete floor, while the prefabricated timber roof structure provides useful additional storage space.

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Location

Wootton is a well-established residential area on the southern side of Northampton, approximately three miles from the town centre. The area combines the character of the original village with more modern residential development and provides convenient access to both Northampton and the surrounding road network.

A good range of day-to-day amenities is available locally, including facilities around Wootton Fields, together with a community centre, library, recreation ground and sports facilities. The parish also maintains a number of green spaces and recreational areas throughout Wootton.

Local schooling includes Wootton Primary School and Caroline Chisholm School, the latter providing education from Reception through to Sixth Form. Prospective purchasers should, as always, make their own enquiries regarding individual school admissions and catchment arrangements.

The location is particularly convenient for road travel, with the A45 providing connections around Northampton and towards the M1 motorway. This gives straightforward access to neighbouring commercial centres including Milton Keynes and the wider regional motorway network.

Northampton town centre provides a broader range of shopping and leisure facilities, together with Northampton railway station. Rail services operate from Northampton towards both London Euston and Birmingham New Street, making the area practical for those travelling further afield.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Gas, Electricity, Water, and Drainage **Heating:** Gas Central Heating

Council Tax: Band A **EPC:** E

Broadband: Ultra Fast Broadband Available with up to 5500Mbps download

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



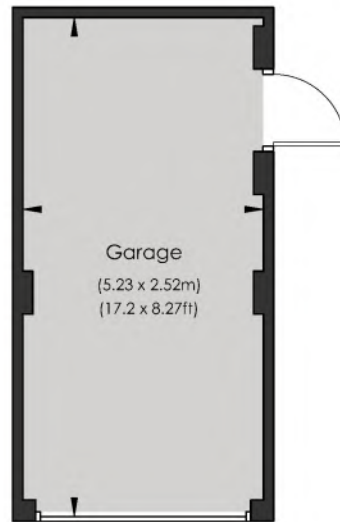
Mortons Bush, Wootton, Northampton, NN4



Approximate GIA (Gross Internal Area) Exc. Garage = 76 sqm (818 sqft)

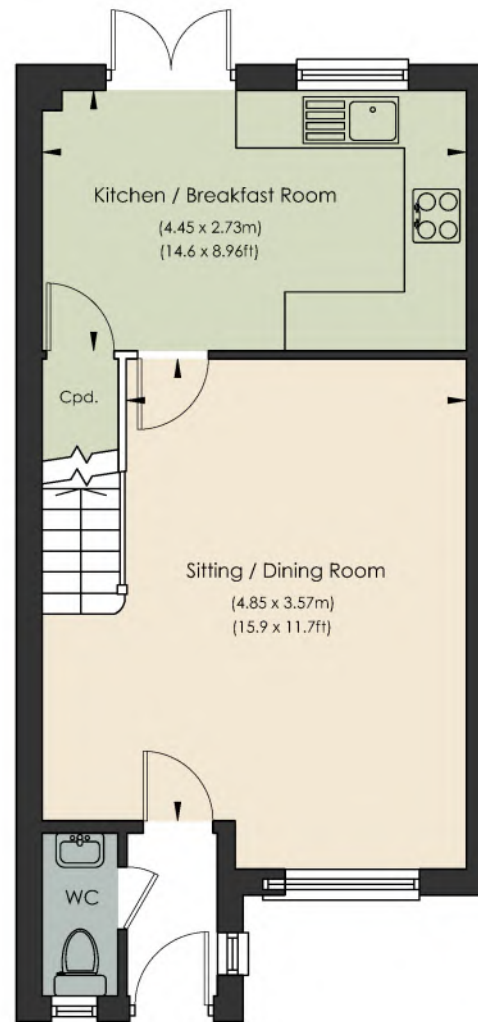
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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

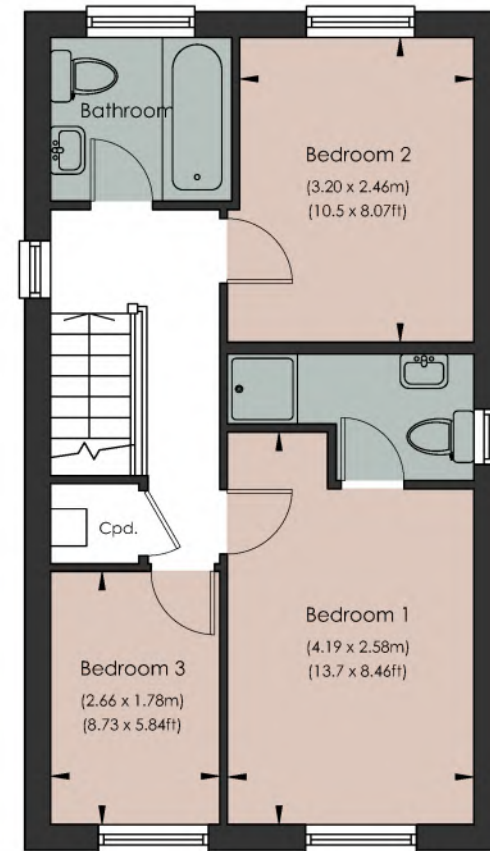


GARAGE GIA = 13 sqm (140 sqft)

(Location Not Relative)



GROUND FLOOR GIA = 39 sqm (420 sqft)



FIRST FLOOR GIA = 37 sqm (398 sqft)





NORTHAMPTON

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