



Connells

Farmers Close
Wootton Northampton

Farmers Close Wootton Northampton NN4 6HS

for sale offers over
£400,000



Property Description

A immaculately presented three double bedroom, detached family home in a highly desirable location of Wootton, situated in a cul-de-sac. To the first floor accommodation comprises entrance hall, WC, lounge, kitchen fitted kitchen, dining room. The garage has also been converted, to a study/gym with storage to the front. To the first floor, three double bedrooms, with en-suite to the main, and family bathroom. The property also offers a landscaped enclosed rear garden and off road parking for two cars.

"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 Hall

Double glazed door and window to front elevation. Stairs rising to first floor landing. Further doors leading to cloakroom, lounge, and study. Storage cupboard. Radiator.

Cloakroom

White suite comprising low level flush w.c and wash hand basin with storage below. Double glazed window to the front elevation. Radiator.

Study

Radiator.

Lounge

Double glazed patio door to the rear elevation. Media wall and electric fire. Two radiators.

Kitchen

Fitted with a range of wall and base level units. Work surfaces with inset one and a half bowl stainless steel sink and drainer. Integrated appliances including grill, oven and electric hob with cooker hood over. Space for washing machine and tumble dryer. Open to dining area/ conservatory.

Dining Room

Double glazed windows to side and rear elevation, and patio door opening to the garden. Radiator.

First Floor Landing

Stairs rising from entrance hall. Access to loft space. Storage cupboard holding water tank. Radiator. Doors leading to three bedrooms and family bathroom.

Bedroom One

Double glazed window to the front elevation. Radiator. Fitted wardrobe. Door to en-suite.

En-Suite

White suite comprising shower cubicle, low level flush w.c and vanity wash hand basin with storage below. Heated towel rail. Double glazed window to the front elevation. Partly tiled walls and tiled floor.

Bedroom Two

Double glazed window to the rear elevation.
Radiator.

Bedroom Three

Double glazed window to the rear elevation.
Radiator.

Family Bathroom

White suite comprising bath with mixer taps and shower over, low level flush w.c and wash hand basin with tiling to walls and floor. Heated towel rail. Spotlights.

Outside

Front Garden

Driveway providing off road parking space.
Gated access to the rear garden.

Rear Garden

Raised garden with astro turf and patio areas ideal for entertaining and relaxation. Access to front of the property from side gate. Retaining timber fencing.

Garage

Up and over door. Storage space, as half of the garage has been converted to study.









Total floor area 106 m² (1,140 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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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