



Connells

Battalion Drive
Wootton Northampton



Property Description

Four-bedroom detached family home, tucked away in a cul-de-sac location with a private landscaped garden. Beautifully presented throughout.

The accommodation comprises an entrance hall, living room with archway leading into the dining room, and doors opening onto the rear garden. Fitted kitchen/breakfast room with further door leading to the utility room and cloakroom.

Upstairs offers four bedrooms, including a principal bedroom with en-suite, together with the main family bathroom.

Outside, there is a driveway to the front of the property, a single garage, and a private rear garden.

Early viewing advised.

Entrance Hall

Door to front elevation and further doors leading to living room and kitchen. Radiator. Stairs rising to first floor landing.

Living Room

Double glazed bay window to the front elevation. Fireplace. Radiator. Arch to dining room.

Dining Room

Archway from the living room. Patio doors to the rear elevation leading to the rear garden. Radiator.

Kitchen/Breakfast Room

Fitted with wall and base level units. Stainless steel sink and drainer set into work surfaces, with tiling to splashback areas. Integrated appliances comprising dishwasher, double oven with gas hob and cooker hood over. Space for fridge freezer. Radiator. Tiled floor. Double glazed window to the rear elevation. Door to utility room.

Utility Room

Fitted with base level unit. Sink and drainer set into work surfaces, with tiling to splashback areas. Plumbing for washing machine. Central heating boiler. Radiator. Double glazed window to the rear elevation. Courtesy door to the side elevation. Door to cloakroom.

Cloakroom

White suite comprising low level flush w.c and wash hand basin. Radiator. Tiled floor.

First Floor Landing

Stairs rising from entrance hall. Airing cupboard housing hot water tank. Loft access. Doors lead to all bedrooms and bathroom.

Bedroom One

Double glazed window to the front elevation. Radiator. Two double wardrobes. Connecting door to en-suite.

En-Suite

Three piece white suite comprising shower cubicle, low level flush w.c and wash hand basin. Radiator. Double glazed window to the front elevation.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bedroom Four

Double glazed window to the rear elevation. Radiator.

Family Bathroom

Three piece white suite comprising bath with shower screen and shower attachment over, low level flush w.c and wash hand basin. Radiator. Extractor fan. Shaver point. Opaque double glazed window to the rear elevation.

Outside

Front Garden

Paved driveway providing off road parking. Lawned area. Gated access to the side of the property.

Rear Garden

Mainly laid to lawn. Decked area ideal for entertaining and relaxation. Gated access to the front of the property. Timber retaining fencing. Gravelled borders. Shed to side.

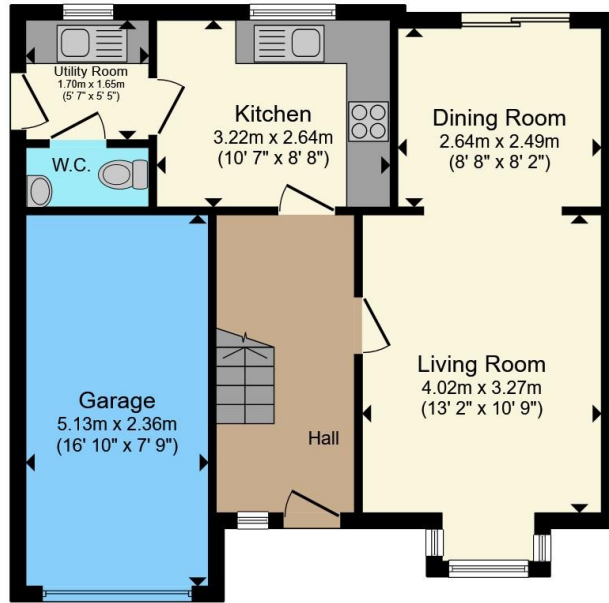
Garage

Up and over door. Power and light connected. Fuse box.

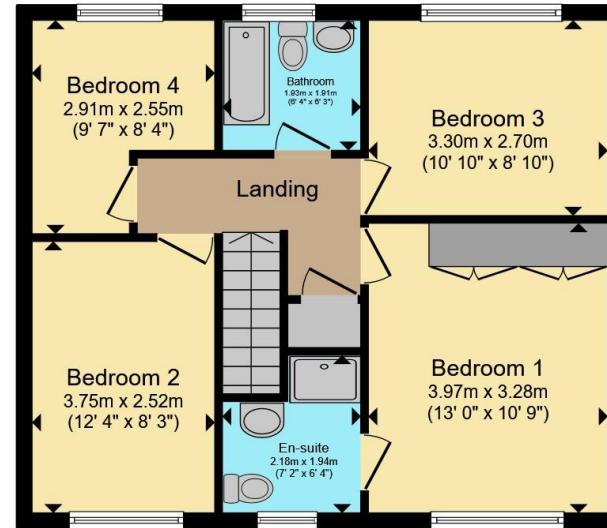








Ground Floor



First Floor

Total floor area 110.9 m² (1,194 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



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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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