

for sale

£225,000



## Robinson Way Wootton Northampton NN4 6FJ

A rarely available two-bedroom coach house with garage and allocated parking, situated in the popular area of Wootton Fields, close to a wide range of local amenities and offering convenient access to Junction 15 of the M1.

# Robinson Way Wootton Northampton NN4 6FJ

## Entrance Hall

Door to the front elevation. Door to the side elevation leading into the garage. Stairs rise to the first floor. Radiator with further radiator at the top of the stairs. Coat hooks available.

## Lounge/ Diner

Double glazed window to the front elevation and velux window to the rear elevation. Two radiators. Cupboard housing central heating boiler. Archway opens to the kitchen. Door to the inner hallway.

This is an open plan living area, with flexible living space.

## Kitchen

Double glazed window to the front elevation. Fitted kitchen with wall and base level units with integrated plinth heater under the base level unit, stainless steel sink with waste disposal unit set into work surfaces with tiling to splashback areas. Single electric oven and gas hob with cooker hood over. Fridge freezer. Plumbing for dishwasher. Archway opening into the living space.

## Inner Hall

Doors leading to two bedrooms and bathroom. Radiator. Loft access.

## Bedroom One

Double glazed window to the front elevation. Double wardrobe. Radiator.

## Bedroom Two

Double glazed window to the rear elevation and velux skylight. Double wardrobe. Radiator.

## Bathroom

Three piece white suite comprising a bath with mixer taps and shower over, wash hand basin and low level flush wc. Heated towel rail (please note the heated towel rail, is heated by the gas central heating and has an electrical switch so you can use independently). Velux skylight. Partly tiled.



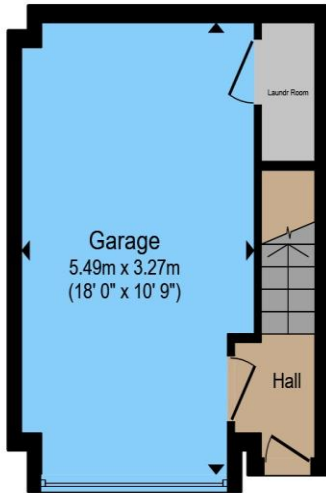
## Outside

Driveway in front of the garage for one parking space.

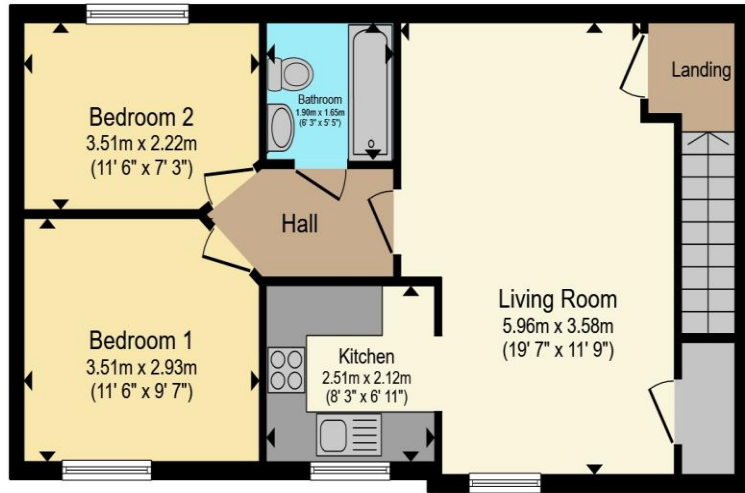
## Garage

Door from the entrance hall leading into the garage. Power and light connected. Further door leads into utility cupboard with plumbing for washing machine and storage space. Up and over door to the front elevation.





**Ground Floor**



**First Floor**

Total floor area 79.8 m<sup>2</sup> (858 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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Property Ref: WFL408725 - 0004

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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