

for sale

£305,000



Poppyfield Road Wootton Northampton NN4 6ND

This charming 3-bedroom semi-detached townhouse in Wootton, Northampton, offers a perfect blend of modern living with a welcoming atmosphere. With spacious rooms throughout, the property boasts a well-designed layout that caters to family life. Viewing is highly advised.

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Entrance Hall

Door to the front elevation with further doors leading off to the cloakroom and kitchen/ diner. Stairs rising to the first floor landing, wall mounted radiator.

Cloakroom

Suite comprising a low level flush w.c and wash hand basin. Wall mounted radiator.

Kitchen/ Diner

22' 3" max x 15' 11" max (6.78m max x 4.85m max)

Fitted with a range of wall and base level units. Stainless steel sink set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising a fridge freezer, electric oven, and gas hob with a cooker hood over. Tiling to the splash back areas. Plumbing for washing machine, breakfast bar, space for dining table and chairs, and bi-fold door to the rear elevation.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to living room and third bedroom. Further stairs rising to the second floor landing, wall mounted radiator.

Living Room

15' 11" max x 14' 10" max (4.85m max x 4.52m max)

Two double glazed window to the front elevation and double glazed window to the side aspect. Wall mounted radiator.

Bedroom Three

8' 11" x 7' 2" (2.72m x 2.18m)

Double glazed window to the rear elevation and wall mounted radiator.

Second Floor Landing

Stairs rising from first floor landing with doors leading off to two bedrooms and family bathroom. Access to the loft, airing cupboard and wall mounted radiator.

Main Bedroom

12' 11" x 8' 10" (3.94m x 2.69m)

Double glazed window to the front elevation, wall mounted radiator and connecting door to en-suite shower room.

En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c and wash hand basin with tiling to the splash back areas and extractor fan and wall mounted radiator. Double glazed window to the front elevation.

Bedroom Two

9' 1" x 8' 10" (2.77m x 2.69m)

Double glazed window to the rear elevation and wall mounted radiator.



Family Bathroom

Suite comprising a shower cubicle, bath and low level flush w.c, with tiling to the splash back areas. Extractor fan and wall mounted radiator.

Outside

Front Garden

Low stoned wall surround, with some hedges, and gated access to the rear garden.

Rear Garden

Laid to lawn with paved patio area and further decking area, and pergola which are ideal for entertaining. Timber, and bricked retaining fence and gated access to the front garden.

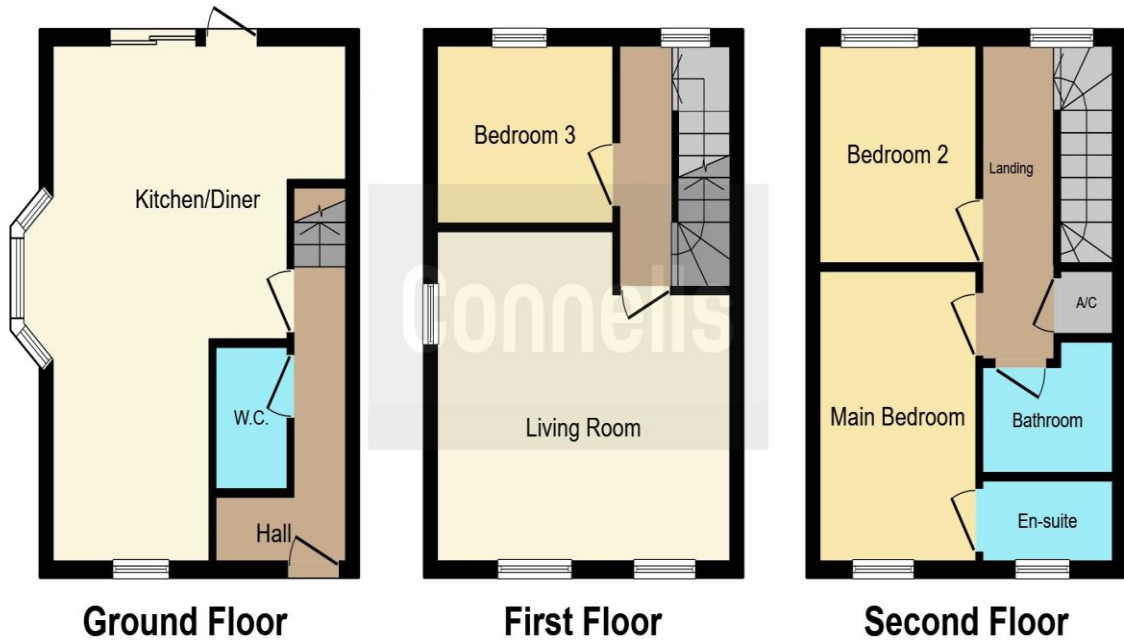
Garage

Single garage with up and over door.

Council Tax Band

D.





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: WFL408136 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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