

for sale

£460,000



Pagnell Close Wootton Northampton NN4 6FA

Constructed in 2016 and situated in a small exclusive development within Hardingstone is this immaculate family home. The spacious layout and contemporary interior means this property has everything you look for in the family home. Also benefiting from a private rear garden and single garage.

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Ground Floor

Entrance Hall

Light and airy entrance hall with UPVC double glazed window to the front elevation. Doors leading to study lounge and kitchen diner, under the stairs cupboard.

Lounge

19' 8" x 10' 11" (5.99m x 3.33m)

A spacious front to back lounge with UPVC double glazed window to the front elevation to the rear french doors leading into the garden double panel radiator.

Kitchen/ Dining Room

17' 7" x 12' (5.36m x 3.66m)

Spacious Kitchen/diner with a range of eye level and base units under wooden work surfaces incorporating a stainless steel sink with mono block tap, integral Zanussi electric oven and electric hob with extractor , Integral Zanussi dishwasher. There is space for large American sized fridge freezer, tiled splash back, french doors to the rear elevation leading out into the garden, ample space for large dining table, UPVC double glazed window to the rear elevation and UPVC french doors leading into the garden.

Utility Room

UPVC door leading to the side access, base units with sink space for washing machine.

Study

8' 10" x 6' (2.69m x 1.83m)

UPVC double glazed window to the front elevation, radiator.

First Floor Landing

Bedroom One

12' 5" x 11' 7" (3.78m x 3.53m)

Light and airy double room , UPVC double glazed window to the rear elevation, door leading into ensuite

Ensuite Shower Room

Obscure UPVC double glazed window to the rear elevation. Double shower cubicle. Chrome towel rail. Low level WC. Wash hand basin with complementary splash back.

Bedroom Two

12' 1" x 10' 2" (3.68m x 3.10m)

Double bedroom UPVC double glazed window to the rear elevation.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)

Double bedroom UPVC double glazed window to the front elevation.



Bedroom Four

9' 4" x 7' 2" (2.84m x 2.18m)

UPVC double glazed window to the front elevation.

Family Bathroom

UPVC obscured double glazed window to the rear elevation. WC . Wash hand basin with complimentary tiled splash back. Bath with mixer taps. Separate shower cubicle.

Outside

Single Garage

Single garage with power and lighting. courtesy door leading into the garden. up and over manual door.

Front Garden

Low maintenance pathway leading to front door. Laid to lawn.

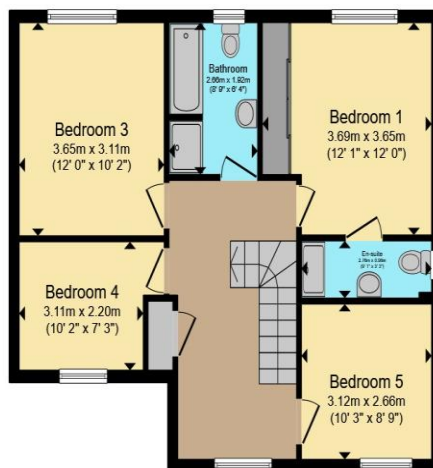
Rear Garden

Mainly laid to lawn with timber fence panel enclosing the garden. Gate leading to driveway.

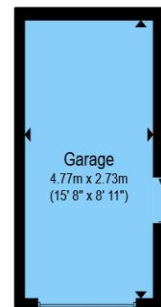




Ground Floor



First Floor



Garage

Total floor area 133.4 m² (1,436 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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T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL408728 - 0013

Tenure: Freehold EPC Rating: B

Council Tax Band: E

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