



Connells

Sorrel Close  
Wootton Northampton

# Sorrel Close Wootton Northampton NN4 6EY

for sale offers in excess of  
**£650,000**



## Property Description

An impressive executive five-bedroom detached home with garage and driveway, complemented by a beautifully landscaped rear garden.

Offering generous and versatile living space throughout, the accommodation comprises a welcoming entrance hall, cloakroom and study, ideal for home working. The elegant lounge features doors opening into a conservatory overlooking the garden, creating a wonderful space to relax and entertain. At the heart of the home is a superb open-plan kitchen, dining and family area, perfectly designed for modern family life, along with a separate utility room for added practicality.

Upstairs, a striking landing leads to five well-appointed bedrooms. The principal suite boasts a luxurious en-suite, walk-in wardrobe and fitted furniture. Bedroom two also benefits from its own en-suite and built-in furnishings, while three further bedrooms are served by a stylish family bathroom complete with both bath and separate shower.

Externally, the property continues to impress with driveway parking, a garage and a landscaped rear garden providing an excellent outdoor retreat. NO CHAIN.

## Entrance Hall

Door to the front elevation and further doors leading to the cloakroom, study, lounge and kitchen/dining/family room. Radiator. Stairs rising to first floor landing.

## Cloakroom

White re-fitted suite comprising low level flush w.c and vanity wash hand basin with tiling to splashback areas. Double glazed window to the front elevation.

## Study

Double glazed bay window to the front elevation. Radiator. Hammond built in office furniture.

## Lounge

Double glazed window to the side elevation. Fireplace. Bi fold doors to the rear elevation to the conservatory.

## Kitchen/ Dining/Family

Stunning open-plan living space designed for modern family life.

Double glazed window to the rear elevation overlooking the garden. Oak kitchen fitted with a range of wall and base level units. Sink and drainer set beneath granite work surfaces. Integrated appliances comprising dishwasher, double electric oven and induction hob with cooker hood over. Space for fridge freezer. Central island with space for seating. Spotlights to ceiling and feature lighting to the cabinets. Tiled flooring to the whole area.

The dining area opens up to a welcoming family area with french doors open directly onto the rear garden, extending the living area outdoors.

The overall feel is bright and spacious.

## Utility Room

Double glazed door to the side elevation leading to the rear garden. Plumbing for washing machine. Central boiler. Fitted units with sink drainer and integrated upright fridge with freezer space. Space for tumble dryer. Courtesy door to the garage.

## Conservatory

A light and spacious UPVC double-glazed conservatory featuring French doors to the side elevation opening onto the garden. Complete with fitted blinds.

## First Floor Landing

Double glazed window to the front elevation. Doors leading to five bedrooms and family bathroom. Airing cupboard. Loft access. Radiator.

## Bedroom One

Double glazed window to the front elevation. Radiator. Built in wardrobes, and further walk-in wardrobe. Door to en-suite.

## En-Suite

Re-fitted white suite comprising shower cubicle, low level flush w.c and pedestal wash hand basin with tiling to splashback areas. Radiator. Shaver point. Spotlights. Tiled floor. Opaque double glazed window to the side elevation.

## Bedroom Two

Double glazed window to the rear elevation. Radiator. Built in wardrobes. Door to en-suite.

## En-Suite

Re-fitted white suite comprising shower cubicle, low level flush w.c and wash hand basin with tiling to splashback areas. Radiator. Shaver point. Spotlights. Tiled floor. Opaque double glazed window to the side elevation.

## Bedroom Three

Double glazed window to the front elevation. Radiator. Built-in wardrobes.

## Bedroom Four

Double glazed window to the rear elevation. Radiator. Built-in wardrobes.

## Bedroom Five

Double glazed window to the rear elevation. Radiator.

## Family Bathroom

Re-fitted white suite comprising bath with mixer taps and shower attachment, shower cubicle, low level flush w.c and wash hand basin. Heated towel rail. Tiled floor and walls. Extractor fan. Spotlights. Opaque double glazed window to the side elevation.

## Outside

### Front Garden

Driveway providing off road parking for several cars. Gated access to the rear garden.

### Rear Garden

Beautifully landscaped rear garden featuring a decked patio area that flows onto a stylish porcelain-tiled terrace. At the centre is a circular artificial lawn with additional decking positioned in the rear corner, complemented by well-established flower beds and shrub borders. Attractive feature lighting enhances the space in the evenings. The garden also benefits from hot and cold outdoor water taps, gated side access to the front of the property, and a useful side storage shed.

## Garage

Double garage with electric door. Power and light connected. Courtesy door to utility room.

Please note the sellers have converted the right hand rear side of the garage space to create the utility room.

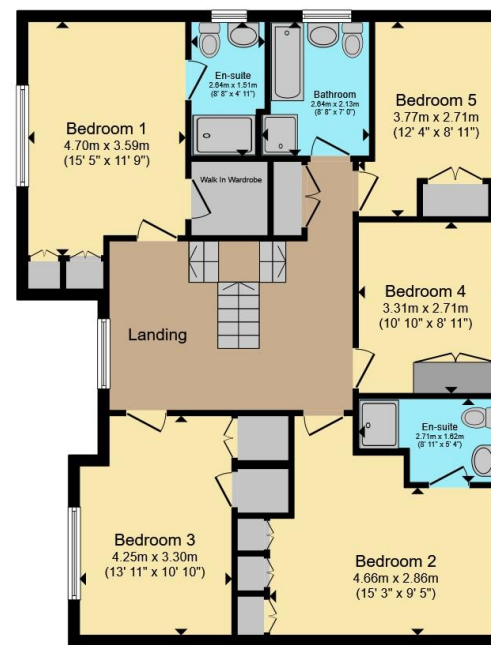








**Ground Floor**



**First Floor**

Total floor area 213.6 m<sup>2</sup> (2,299 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01604 706644**  
**E [woottonfields@connells.co.uk](mailto:woottonfields@connells.co.uk)**

11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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