

for sale

£470,000



## Breezehill Wootton Northampton NN4 6AG

A spacious and well presented four-bedroom detached family home, situated in the highly sought-after area of Wootton Fields. The property benefits from a converted garage, providing a versatile additional room that is ideal for use as a home office, playroom, family room, or study.

# Breezehill Wootton Northampton NN4 6AG

## Entrance Hall

Door to the front elevation. Doors leading to the cloakroom, lounge, and kitchen/breakfast room. Stairs rise to the first floor. Radiator. Storage cupboard.

## Cloakroom

White suite comprising of low level wc and wash hand basin, with part tiling. Radiator.

## Lounge

Box bay double glazed window to the front elevation and double glazed window to the side elevation. Two radiators. Door to hall and door to dining room. Fireplace surround.

## Kitchen/Breakfast Room

Double glazed window to the rear elevation. Fitted kitchen comprising of a wall and base level units, with works surfaces and sink drainer. Integrated appliances comprising of integrated double oven with five ring gas hob and cooker hood over, fridge/freezer, dishwasher and wine fridge. Spot lights to ceiling. Door to the study.

## Utility Area

Door to the rear leading to the garden. Fitted with wall and base level units with work surfaces. Plumbing for washing machine. Central heating boiler.

## Dining Room

French doors to the rear elevation and further door to kitchen and lounge. Radiator.

## Study

Double glazed window to the front elevation. Radiator. Spot lights to ceiling. Please note this room was previously the garage and has been converted, it could be used as a play room/gym, it offers flexibility for family living.

## First Floor Landing

Stairs rise from the entrance hall. Double glazed window to the front elevation. Loft access. Airing cupboard with shelving. Doors to all bedrooms and bathroom.

## Bedroom One

Double glazed window to the front elevation. Radiator. Three, double, built in wardrobes. Door to en-suite.

## En-Suite

Double glazed window to the side elevation. White suite comprising of low level wc, wash hand basin and shower cubicle. Part tiling. Heated towel rail.



## Bedroom Two

Double glazed window to the rear elevation. Built in wardrobes, one double and one single. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Built in double wardrobe. Radiator.

## Bedroom Four

Double glazed window to the front elevation. Built in double wardrobe. Radiator.

## Family Bathroom

Double glazed window to the rear elevation. Suite comprising of low level wc, vanity wash hand basin, bath with mixer taps and shower over with complementary part tiling. Heated towel rail. Spot lights. Tiled floor.

## Outside

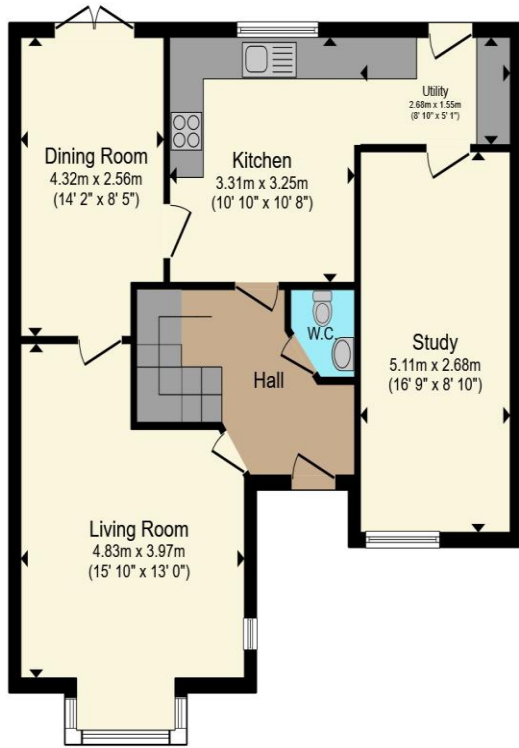
### Front

Lawned area, driveway providing off road parking, and gated access to the rear garden.

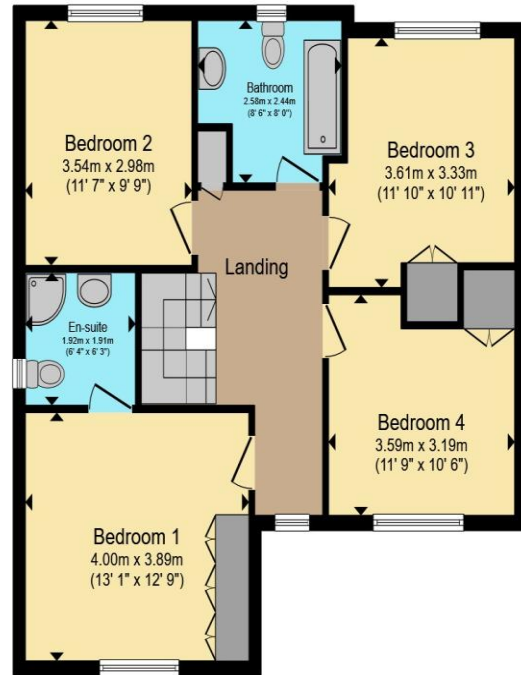
### Rear

Paved patio area ideal for entertaining mainly laid to lawn. Fully retained fencing. Flower beds and borders. Gated access to the front of the property.





**Ground Floor**



**First Floor**

Total floor area 140.8 m<sup>2</sup> (1,515 sq.ft.) approx

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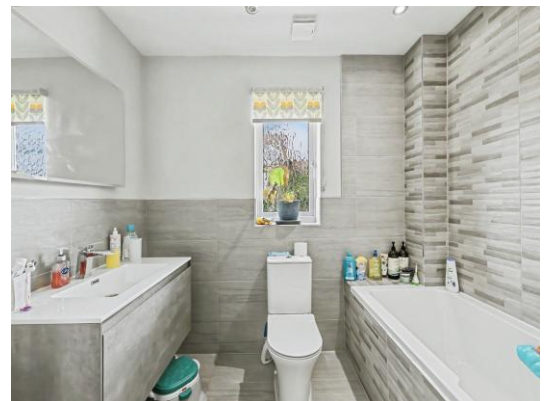
11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

Property Ref: WFL408822 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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