



**Connells**

Brook View  
Grange Park Northampton



### Property Description

An immaculately presented three/four-bedroom, three-storey home offering versatile and flexible living accommodation across all floors.

#### Ground Floor:

Welcoming entrance hall, utility room, modern shower room, and a versatile third bedroom/family room. There is also a courtesy door providing internal access to the garage and storage cupboard.

#### First Floor:

Spacious kitchen/diner ideal for entertaining, a bright and comfortable lounge, and a fourth bedroom which could also serve as a home office.

#### Second Floor:

Generous master bedroom featuring a recently refitted en-suite, an additional refitted shower room, and a well-proportioned second bedroom.

#### Outside:

The property benefits from a driveway to the front providing side-by-side parking, along with a private rear garden.

### Entrance Hall

Enter property via double glazed door to front elevation. Stairs rising to first floor landing. Radiator. Cupboard housing central heating boiler. Further doors leading to bedroom three/ family room, utility room, shower room and garage.

### Bedroom Three/ Family Room

Double glazed French doors to the rear elevation. Radiator.

### Utility Room

Fitted with a range of wall and base units. Stainless steel sink and drainer set into work surfaces. Plumbing for washing machine. Double glazed window to the rear elevation.

### Shower Room

White suite comprising shower cubicle, low level flush w.c and wash hand basin with tiling to splash back area. Tiled floor. Spotlights.

### First Floor Landing

Stairs rising from entrance hall. Doors leading to lounge, bedroom four/ study and kitchen/ diner. Radiator. Further stairs rising to second floor landing.

### Lounge

Double glazed window the rear elevation. Radiator. Spotlights.

### Kitchen/ Diner

Fitted with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces. Integrated appliances comprising electric oven and gas hob with cooker hood over. Space for dishwasher and fridge freezer. space for dining area. Two double glazed windows to the front elevation.

## Bedroom Four/ Study

Double glazed window the rear elevation. Radiator. Spotlights.

## Second Floor Landing

Stairs rising from first floor landing. Doors leading to bedroom one and bedroom two. Radiator. Loft access.

## Bedroom One

Two double glazed windows to the rear elevation. Radiator. Connecting door to en-suite shower room.

## En-Suite

Re-fitted white suite comprising shower cubicle, low level flush w.c and wash hand basin with tiling to splash back area. Extractor fan. Spotlights. Heated towel rail.

## Bedroom Two

Two double glazed windows to the front elevation. Fitted bedroom furniture with drawers and hanging space. Radiator.

## Shower Room

Re-fitted white suite comprising shower cubicle, low level flush w.c and wash hand basin with tiling to splash back area. Extractor fan. Spotlights. Heated towel rail.

## Outside

### Front Garden

Driveway offering off road parking. Storage prior to entrance door.

### Rear Garden

Low maintenance rear garden.

## Garage

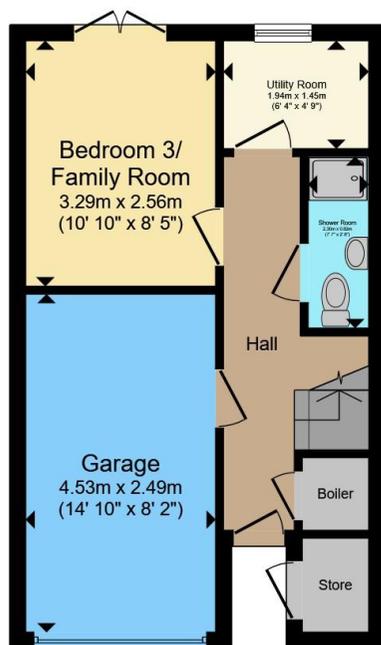
Single integrated garage. Up and over door. Power and light connected. Courtesy door to entrance hall.

Please note the garage has been partly converted with part of the garage used by current owners as a gym area.

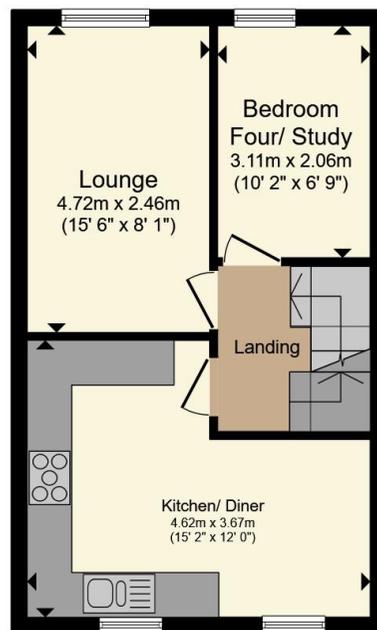




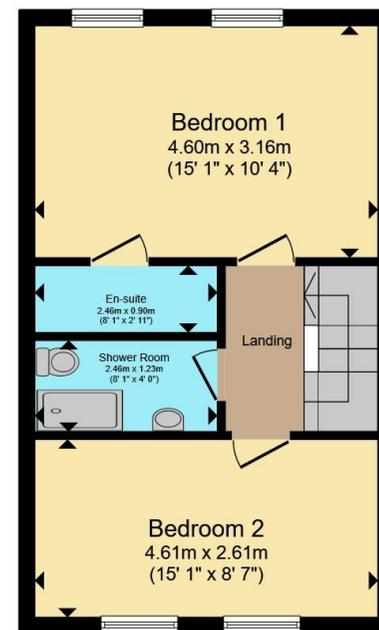




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 108.2 m<sup>2</sup> (1,164 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: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WFL408600](http://connells.co.uk/Property/WFL408600)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WFL408600 - 0004