



**Connells**

Poppyfield Road  
Wootton Northampton



### Property Description

Detached three bedroom property, offered with NO CHAIN situated the popular area of St Georges Field. In brief the property comprises of; entrance hall, with cloakroom W/C, Lounge, Kitchen/Dining area, three bedrooms with en-suite to the make and family bathroom. Externally there are gardens to the front and rear of which the rear is South Facing, also a single garage with off road parking. With many local amenities, good schools and easy access to the motorway viewings are recommended.

### Entrance Hall

Front door the entrance hall, wall mounted radiator and stairs rising to first floor landing.

### Cloakroom

Suite comprising a low level flush wc and wash hand basin with tiling to the splash back areas. Wall mounted radiator and double glazed window to the front elevation.

### Lounge

Double glazed window to the front elevation, two wall mounted radiators and TV point.

### Kitchen/ Dining Room

Fitted with a range of wall and base level units. One and a half stainless steel sink and drainer set beneath the work surface. Integrated appliances comprising an electric oven and four rings gas hob with a cooker hood over. Space for fridge freezer and plumbing for washing machine. Two wall mounted radiators and double glazed window and French door to the rear elevation. Boiler. Partly tiled walls.

### First Floor Landing

Stairs rising from entrance hall with doors leading off to three bedrooms and family bathroom. Storage cupboard, access to loft space and double glazed window to the rear elevation.

### Bedroom One

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

### En-Suite Shower Room

Suite comprising a shower cubicle, low level flush wc and wash hand basin. Wall mounted radiator, extractor fan and opaque double glazed window to the side elevation.

### Bedroom Two

Double glazed windows to the front and side elevation, TV point and wall mounted radiator.

### Bedroom Three

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

### Family Bathroom

Three pieces suite comprising a bath with mixer taps and shower attachment, low level flush w.c and wash hand basin. Wall mounted radiator, extractor fan and opaque double glazed window to the front elevation. Partly tiled walls.

## Outside

### Rear Garden

Mainly laid to lawn, patio which is ideal for entertaining, outside tap, and gated side access. Enclosed by paneled fence and brick wall.

### Garage

Single garage with eaves storage, and power and light connected.

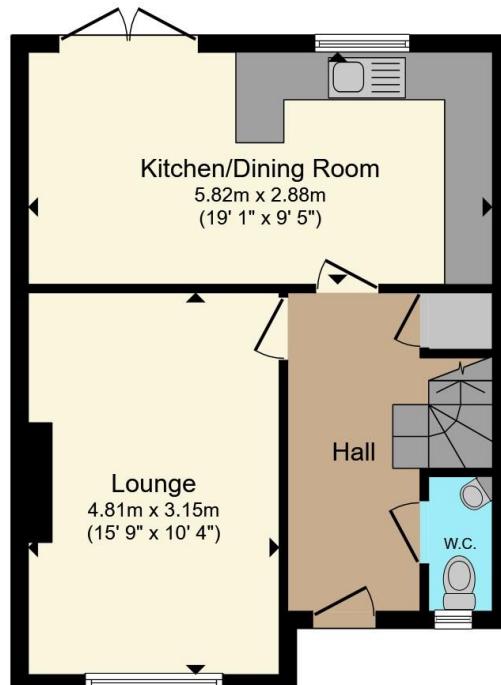
### Parking

Driveway offering parking space for two vehicles.

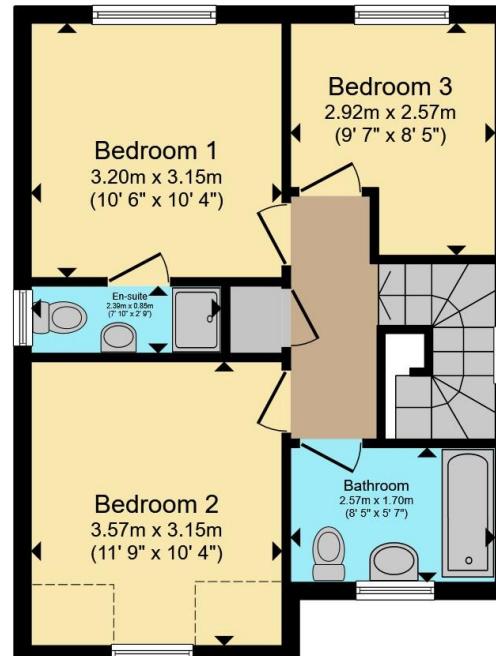








**Ground Floor**



**First Floor**

Total floor area 86.8 m<sup>2</sup> (934 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)

**Connells**

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EPC Rating: B    Council Tax  
Band: D

Tenure: Freehold

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