

Tancred Close

Wootton, Northampton

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SALES & LETTINGS



Tancred Close

Wootton
NN4 6RG

Guide Price
£575,000

An imposing four double bedroom detached family home, situated in a cul-de-sac location, within the sought after area of Wootton. The property provides good access to many local schools as well as good road links to the town centre, train station, the A45 and Junction 15 for the M1.

Accommodation comprises spacious entrance hall, cloakroom/WC, study, sitting room, 17' conservatory, re-fitted kitchen/dining/family room with both an induction hob and gas hob offering maximum flexibility for all styles of cooking and a utility, four double bedrooms all with bespoke fitted wardrobes, re-fitted en-suite shower room to the master with luxury TOTO smart toilet featuring a heated seat and integrated front and rear bidet wash functions and high pressure shower powered by a loft-mounted booster pump, and a re-fitted four-piece family bathroom with walk-in shower cubicle and luxury Jacuzzi bath with 16 hydrotherapy jets and integrated LED mood lighting. Outside is low maintenance frontage with double width block paved drive to the side leading to a double garage with power connected. To the rear is a landscaped garden laid mainly to lawn with various tree and shrub borders, paved patio seating area, gated side access and enclosed by timber fencing. Benefits include double glazing, gas radiator heating, Smart home technology integrated throughout the property, keyless front door entry with Smart Lock and Ring Pro video doorbell, Nest smart thermostat providing intelligent climate controlled heating together with Alexa controlled hot water, Alexa controlled smart lighting to the front entrance, garage, hallway and landing and premium porcelain tiled flooring throughout the hallway and open plan kitchen/dining area providing a stylish low maintenance finish. (A/1808/M)

AGENTS NOTE - There is planning permission, together with architectural and structural drawings, for a rear extension and a two-storey garage conversion.

- Four double bedroom detached family home
- Re-fitted en-suite to master bedroom
- Two reception rooms and large conservatory
- Re-fitted kitchen/dining/family room and four-piece bathroom
- Landscaped rear garden
- Double width driveway and double garage









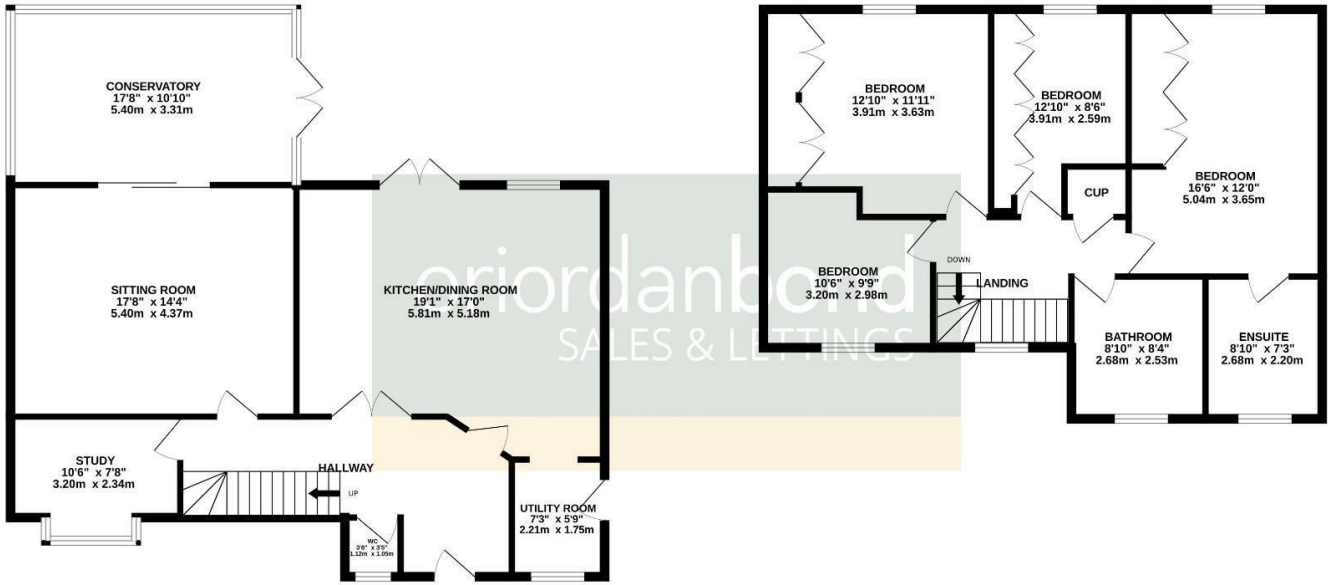






GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA : 1808 sq.ft. (168.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

- Council Tax Band: F
- Energy Efficiency Rating: C

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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