



Connells

Chestnut Avenue
Wootton Northampton



Property Description

An exceptional opportunity to acquire this spacious detached, modernised and extended three-bedroom family home, complete with a superb self-contained one-bedroom annexe, ideally situated in the highly desirable village of Wootton.

Beautifully presented throughout, offering versatile and generous living accommodation, comprising a welcoming entrance hall, contemporary shower room, study, spacious lounge, and an impressive extended open-plan kitchen/dining/family area - the true heart of the home - featuring doors opening directly onto the rear garden, perfect for modern family living and entertaining. A separate utility room adds further practicality. To the first floor are three well-proportioned bedrooms and a family bathroom.

The property further benefits from an excellent one-bedroom annexe, ideal for multi-generational living, guest accommodation, or home working, offering open-plan kitchen/dining/living space, a generous bedroom with en-suite shower room, and dressing room.

Externally, the home enjoys a substantial driveway providing ample off-road parking, along with attractive front and rear gardens offering plenty of space for outdoor entertaining and family enjoyment.

Entrance Hall

Door to the side elevation with further doors leading to the shower room, study, lounge, kitchen/dining/living and storage cupboard. Stairs rise to the first floor.

Shower Room

Double glazed window to the side elevation. White suite comprising of double shower cubicle, low level wc, wash hand basin with full tiling to walls and floors. Radiator. Spot lights to ceiling.

Study

Double glazed window to the front elevation. Radiator.

Lounge

Triple glazed window to the front elevation, Wood burner. Radiator. Double doors lead to the open plan kitchen/dining/living.

Kitchen/Dining/Living Area

Kitchen Area

Refitted with a range of wall and base level units with granite work surface over, stainless steel sink with mixer tap and splash back tiling. Integrated appliances consist of built-in electric oven, fitted induction hob with cooker hood over and dishwasher. Space for fridge/freezer. Door opens to the utility room.

Open plan living area with fantastic space for family living and entertaining.

Dining/Living Area

Double glazed door and windows to the side elevation and bi fold doors to the rear elevation opening out to the garden. Radiator.

Utility Room

Double glazed window to the rear elevation. Range of wall and base level units with work surfaces over, sink and drainer unit with part tiling. Space and plumbing for washing machine and tumble dryer. Door to the inner hall to access the one bedroom annexe.

Annexe

Inner Hallway

Door to the front elevation leading out to the front driveway, door to the rear garden, door to the bedroom suite and door to the living space.

Kitchen/Living/Dining

Open plan kitchen/dining/living.

Double glazed window to the front elevation. Kitchen area, has a range of wall and base level units comprises of wall and base level units with work surfaces over and stainless steel sink/drainer. Integrated appliances comprise of electric oven, fitted induction hob with cooker hood over, dishwasher, fridge/freezer and microwave. Radiator

Kitchen area opens into the living area and offers flexible living space.

Bedroom

French doors and windows leading to rear garden. Door to walk in wardrobe and door to the ensuite.

Ensuite

Double glazed window to the side elevation. Refitted suite comprising low level WC, wash hand basin, roll top freestanding bath with shower attachment over with tiling.

Landing

Double glazed window to the side elevation. Doors to three bedrooms and bathroom. Loft access and two storage cupboards with hanging space.

Bedroom One

Double glazed window to the front elevation. Radiator.

Bedroom Two

Double glazed window to the side elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bathroom

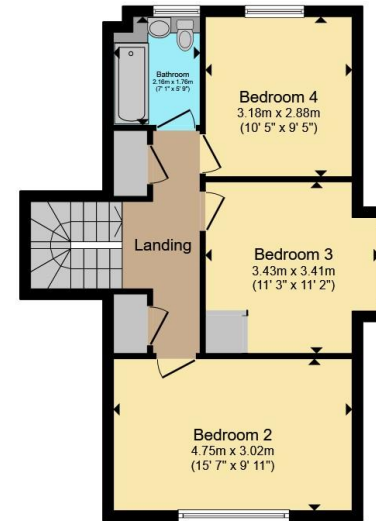








Ground Floor



First Floor

Total floor area 210.8 m² (2,269 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



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T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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