



Connells

Pytchley Street Northampton



Property Description

This unique property boasts a thoughtfully designed layout, ideal for modern family life. Upon entering the welcoming entrance hall, you'll find yourself drawn to the generous living spaces. The spacious lounge provides the perfect setting for relaxation, while a dedicated study offers a quiet retreat for work or hobbies. The kitchen/breakfast room flows seamlessly into the conservatory, bringing the outdoors in and offering a delightful space to unwind. Adjacent to the conservatory, you'll discover a versatile bedroom or dining room, adding further flexibility to the ground floor accommodation. Ascending to the first floor, you'll find four well-proportioned bedrooms, each offering ample space and light, ensuring comfort for all members of the family. Unlocking the potential further, this property benefits from a fantastic converted cellar, providing a wealth of additional versatile space – perfect for a games room, home cinema, or extra storage.

This property is perfectly positioned for those seeking convenience. Enjoy an easy stroll to the bustling Northampton Town Centre with its array of shops, and the popular Wellingborough Road, renowned for its diverse selection of pubs, restaurants, and local amenities. For families, you'll be pleased to note the close proximity to local schools, and for commuters, Northampton Train Station is also a short distance away.

Entrance Hall

Enter via double glazed door to the side

aspect.

Cloakroom

Low level WC.

Lounge

14' 9" x 10' 10" (4.50m x 3.30m)

Double glazed window to the front aspect.
Chimney breast.

Dining Room

Double glazed window to the side aspect.
Wall mounted radiator.

Kitchen

14' x 7' 5" (4.27m x 2.26m)

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Double glazed window and door to the side aspect.
Stairs leading to the first floor.

Conservatory

10' 11" x 7' (3.33m x 2.13m)

Bedroom One

14' 9" x 10' 4" (4.50m x 3.15m)

Double glazed window to the front aspect.
Wall mounted radiator.

Bedroom Two

12' 7" x 9' 4" (3.84m x 2.84m)

Double glazed window to the rear aspect.
Wall mounted radiator.

Bedroom Three

10' 3" x 7' 9" (3.12m x 2.36m)

Wall mounted radiator.

Bedroom Four

11' 9" x 7' 9" (3.58m x 2.36m)

Window to the side aspect. Wall mounted radiator.

Bathroom

Bath. Double glazed window to the side aspect. Wall mounted radiator.

Separate Wc

Low level WC and wash hand basin. Double glazed window to the front aspect.

Outside

Parking

On street parking

Cellar

23' 3" x 10' 11" (7.09m x 3.33m)

Fuse board. Gas meter. Double glazed window to the side aspect.

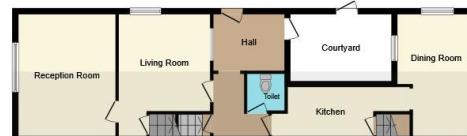








Basement



Ground Floor



First Floor



Second Floor

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.focalagent.com

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6 Wood Hill
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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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