



Connells

The Choakles
Wootton Northampton

The Choakles Wootton Northampton NN4 6AP

for sale guide price
£485,000



Property Description

Situated on a larger-than-average plot in a peaceful Wootton cul-de-sac, this impressive four-bedroom detached family home offers versatile and spacious accommodation, ideal for modern family living.

The ground floor features a welcoming entrance hall, a generous living room perfect for relaxing or entertaining, a well-appointed kitchen, dining room and a useful utility room for doing the laundry. A dedicated study provides a practical home-working space, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property comprises four well-proportioned bedrooms, including a spacious principal bedroom with four piece en suite bathroom, and a modern family bathroom.

Externally, the home boasts a generous rear garden, ideal for outdoor living and family enjoyment. To the front, the large driveway provides ample off-road parking for multiple vehicles and leads to a double garage.

Located in the highly sought-after Wootton area, the property benefits from excellent access to local amenities, popular schools, and transport links including the M1 and Northampton town centre, making it perfect for families and commuters alike.

Agents Note: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Front door to entrance hall. Radiator. Wood floor. Wall mounted thermostat. Stairs rising to first floor landing. Understairs storage. Doors leading to living room, kitchen, cloakroom and study.

Cloakroom

Suite comprising low level flush wc and wash hand basin with tiling to the splashback areas. Radiator. UPVC double glazed window to the side elevation.

Study

UPVC double glazed window to the front elevation. Radiator.

Living Room

UPVC double glazed bay window to the front elevation. Two radiators. Connecting door to dining room. TV point. Wall lights. Fireplace. UPVC double glazed French door opening to the rear garden.

Dining Room

UPVC double glazed bay window to the rear elevation. Radiator. Connecting door to kitchen.

Kitchen

Fitted with a range of wall and base level units and work surfaces. One and a half bowl stainless steel sink and drainer with mixer

taps. Tiling to splashback areas. Integrated appliances comprising an oven, grill and four ring gas hob with extractor hood over. Space for dishwasher. Space for under counter fridge and freezer. Radiator. UPVC double glazed window to the rear elevation. Door to utility room.

Utility Room

Work surfaces with tiling to splashback areas. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for tumble dryer. Central heating boiler. Radiator. UPVC double glazed door to the side elevation.

First Floor Landing

UPVC double glazed window to the front elevation. Stairs rising from entrance hall. Airing cupboard. Radiator. Loft access. Doors leading to four bedrooms and family bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Radiator. Built in double wardrobes. Connecting door to en-suite.

En-Suite

Four piece suite comprising bath, shower cubicle, low level flush wc, and vanity wash hand basin. Radiator. Extractor fan. Shaver point. UPVC opaque double glazed window to the rear elevation. Partly tiled.

Bedroom Two

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Radiator. Built in double wardrobes.

Bedroom Four

UPVC double glazed window to the front elevation. Radiator.

Family Bathroom

Three piece suite comprising bath with mixer taps and shower attachment, low level flush wc and vanity wash hand basin. Extractor fan. Shaver point. Radiator. UPVC opaque double glazed window to the side elevation. Partly tiled.

Outside

Front Garden

Lawned area. Path leading to front door. Side access to the rear garden.

Rear Garden

Mainly laid to lawn. Paved patio area ideal for entertaining and relaxation. Side access to the front of the property. Retaining timber fencing. Outside tap and light.

Garage

Double garage. Up and over door. Power and light connected. Eaves storage.

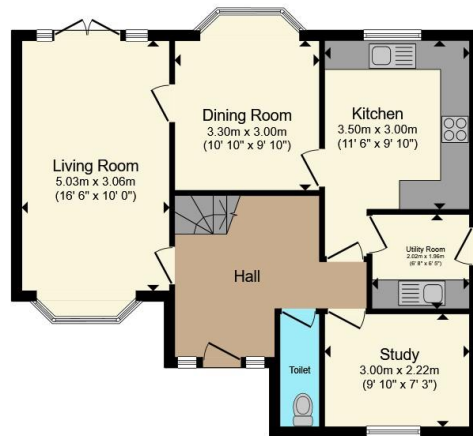
Parking

Double width driveway providing parking for at least four cars.





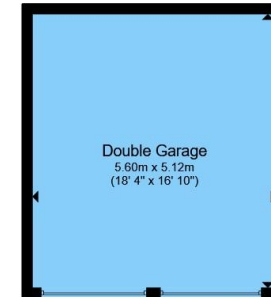




Ground Floor



First Floor



Garage

Total floor area 154.2 m² (1,660 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

Connells

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 NORTHAMPTON NN4 6FF

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WFL408697



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