



**Connells**

Villa Way  
Wootton Northampton



### Property Description

The ground floor features a welcoming entrance hall leading to a generous lounge, a separate formal dining room perfect for entertaining, and a study ideal for home working. The heart of the home is the newly fitted, high-specification kitchen/breakfast room, complete with a central island and contemporary finishes. A convenient downstairs cloakroom and utility completes the ground floor.

To the first floor, the property boasts five spacious double bedrooms. The primary bedroom and the second bedroom both benefit from private en-suite facilities, while the remaining bedrooms are served by a modern, stylish family bathroom.

Externally, the property continues to impress. To the front, there is ample off-road parking leading to a double garage. The rear garden has been meticulously landscaped to create a private oasis, featuring a versatile outhouse with electricity. Currently utilised as a home bar, this space offers excellent potential as a summer house or a dedicated home office.

### Entrance Hall

Door to front elevation with further doors leading to lounge, dining room, study, kitchen/breakfast area, downstairs cloakroom and garage. Radiator. Storage cupboard. Stairs rising to first floor landing.

### Cloakroom

Suite comprising low level flush w.c and wash hand basin with a tiled splash back area. Radiator.

### Study

Double glazed window to the rear elevation. Radiator.

### Lounge

Double glazed window to front elevation. Two radiators. French doors leading to dining room.

### Dining Room

Double glazed French doors leading out to rear garden. Radiator.

### Kitchen/ Breakfast Area

Double glazed French doors opening to rear garden and double glazed window to rear elevation. Fitted with wall and base level units. Sink and drainer set beneath work surfaces and tiling to splash back areas. Oven, gas hob, and cooker hood over. Built in fridge freezer. Radiator. Further door leading through to utility room.

### Utility Room

Fitted with wall and base level units. Sink and drainer set beneath work surfaces. Plumbing for washing machine. Radiator. Central heating boiler. Double glazed door to the side elevation.

### First Floor Landing

Gallery landing with stairs rising from first floor. Doors leading to five bedrooms and family bathroom. Airing cupboard. Loft access.

## Bedroom One

Double glazed window to the front elevation. Built in wardrobes. Radiator. Connecting door to the en-suite.

## En-Suite

Three piece suite comprising shower cubicle, low level flush w.c and a vanity wash hand basin with tiling to the splash back areas. Spotlights to the ceiling. Chrome heated towel rail. Extractor fan. Shaver point. Opaque double glazed window to the side elevation.

## Bedroom Two

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

## En-Suite

Three piece suite comprising shower cubicle, low level flush w.c and a vanity wash hand basin with tiling to the splash back areas. Spotlights to the ceiling. Chrome heated towel rail. Extractor fan. Shaver point. Opaque double glazed window to the side elevation.

## Bedroom Three

Double glazed window to the rear elevation. Radiator.

## Bedroom Four

Double glazed window to the front elevation. Radiator.

## Bedroom Five

Double glazed window to the front elevation. Built in wardrobe. Radiator.

## Bathroom

Three piece suite comprising bath with mixer taps and shower attachment, low level flush w.c and a vanity wash hand basin. Spotlights to the ceiling. Chrome heated towel rail. Extractor fan. Shaver point. Tiled to walls. Opaque double glazed window to the rear elevation.

## Outside

### Front Garden

Paved driveway providing off road parking for several cars. Gated access to the side of the property leading to the rear garden.

### Rear Garden

Beautifully landscaped rear garden. Patio areas proving great entertaining space. Summer house with bar. Retaining timber fencing. Gated access to the front of the house.

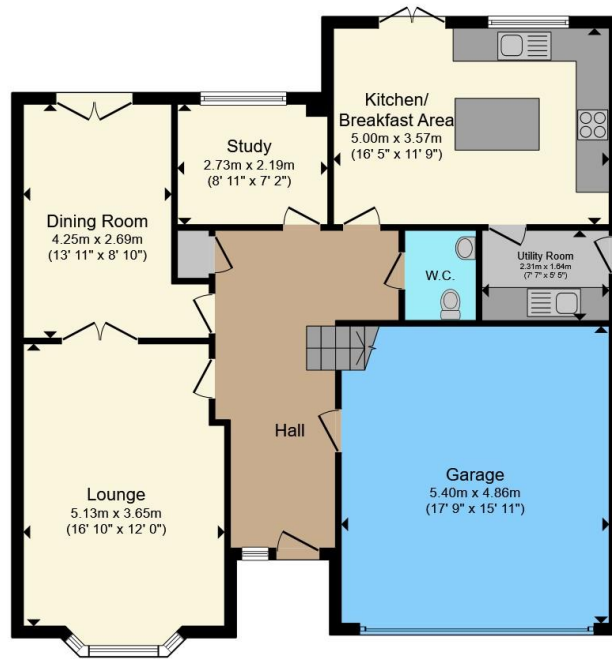
## Garage

Double integral garage with up and over door. Power and light connected. Courtesy door to garage.









**Ground Floor**



**First Floor**

Total floor area 190.8 m<sup>2</sup> (2,054 sq.ft.) approx

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EPC Rating: C Council Tax  
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Tenure: Freehold

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