

Connells

Centurion Way
Wootton Northampton

Centurion Way
Wootton Northampton NN4 6LD

for sale offers over
£450,000







Property Description

A well-presented four-bedroom detached family home offering spacious and versatile accommodation, together with a landscaped private rear garden, single garage and driveway providing parking for two cars. Situated in the highly sought-after residential area of Wootton Fields allowing convenient access to local amenities, schools and excellent transport links.

The accommodated comprises a welcoming entrance hall, spacious lounge, refitted kitchen dining area and utility with internal access to the garage, with the added benefit of a sunroom. Making this property very versatile and convenient cloakroom. To the first floor are four- double bedrooms with refitted ensuite to the main and refitted family bathroom. Providing excellent flexibility for modern family living.

Outside, the property benefits a private enclosed rear landscaped garden providing excellent space for outdoor entertaining, with electrical points and outside tap.

An excellent family home in one of Wootton Field's most desirable residential areas.

Entrance Hall

Door to the front aspect. Shoe storage. Wall mounted radiator. Window to the front aspect.

Cloakroom

Wash hand basin and low level WC. Towel rail.

Lounge

Bay window to the front aspect. Wall mounted radiator. Electric fireplace. Door leading to the kitchen.

Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Electric oven, hob with extractor hood over. Dishwasher. AEG appliances. Window to the rear aspect. Wall mounted radiator.

Sunroom

UPVC windows and bi folding doors to the rear aspect.

Landing

Storage cupboard.

Bedroom One

Window to the front aspect. Wall mounted radiator. Fitted wardrobes.

En Suite

Shower cubicle, Low level WC and wash hand basin. Window to the front aspect. Towel rail.

Bedroom Two

Window to the rear aspect. Wall mounted radiator.

Bedroom Three

Window to the front aspect. Wall mounted radiator. Fitted wardrobe.

Bedroom Four

Window to the rear aspect. Wall mounted radiator.

Bathroom

Bath with shower over and glass shower screen. wash had basin and low level WC. Extractor fan. Tiled floors. Window to the rear aspect.

Outside

Front Garden

dropped curb with driveway for two vehicles.

Rear Garden

Laid to lawn. Decking area with pagola. Stairs up to paved area. Outside tap.

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.








Children











Ground Floor **First Floor**

Total floor area 140.0 m² (1,507 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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EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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