



19 Milton Bridge, Wootton, Northampton, NN4 6AT

**** A MUST SEE FOUR BEDROOM DETACHED PROPERTY which has been significantly improved by the current owners. All of the improvements have been finished to a high standard to include a re-fitted kitchen with integrated Neff appliances to include induction hob with downdraft extractor, multi-functional oven, steam oven, dishwasher, fridge/freezer and washing machine. There is also a Quooker boiling water tap. The bathroom and en-suite have also been re-fitted and have high pressure water system. The accommodation fully comprises entrance hall, cloakroom/WC, lounge leading into Anglian conservatory (new in 2019) kitchen/dining room, utility room, four bedrooms (two with built in wardrobes) en-suite shower and family bathroom. Externally to the front is a block paved driveway which leads to a most impressive double garage with electronic roller door, heated, insulated and boarded loft with power and light. The rear garden has been landscaped with Granite paving, artificial lawn and a large summer house/home office with structured cabling and isolated electrics. There are many other features this property has to offer so an early viewing is strongly recommended.**

£450,000

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ACCOMMODATION

Ground Floor

Entrance Hall

Enter via composite entrance door, ceramic tiled floor, stairs to the first floor, column radiator, Tado Smart heating thermostat.

Cloakroom

Re-fitted suite comprising close coupled WC, wash hand basin, double glazed window to the front, towel radiator.



Lounge

19' 1" x 11' 3" (5.82m x 3.43m) Two double glazed window to the front, cast iron fireplace, two double radiators, TV point, Oak flooring which continues into the conservatory.

Conservatory

10' 10" x 9' 10" (3.30m x 3.00m) Constructed in 2019 by Anglian Windows & Conservatories. French doors to the rear garden, oak flooring.

Kitchen/Dining Room

19' 1" x 11' 3" (5.82m x 3.43m) A most impressive re-fitted kitchen with a comprehensive range of units and an island with incorporated a induction hob, downdraft extractor and a breakfast seating. Integrated multi-functional oven and a steam oven, dishwasher, washing machine, fridge/freezer and a Quooker boiling water tap. Additional features include a water softener and wood effect tiled flooring with under floor heating.



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Utility Room

6' 2" x 6' 2" (1.88m x 1.88m) Matching units, Worcester gas boiler (under guarantee) double glazed door to the rear.

Landing

Doors to all rooms, loft access, airing cupboard.

Bedroom 1

12' 1" x 11' 7" Max (3.68m x 3.53m) Double glazed window to the rear, built in wardrobes, single radiator.

En-suite

Re-fitted suite comprising tiled shower cubicle with mains fed shower unit, close coupled WC, wash hand basin, fully tiled walls, double glazed window to the rear, towel radiator.

Bedroom Two

8' 8" x 11' 7" (2.64m x 3.53m) Built in wardrobes, radiator, double glazed window to the rear.

Bedroom Three

7' 3" x 11' 7" (2.21m x 3.53m) Double glazed window to the front, single radiator.



Bedroom Four

11' 7" x 6' 9" (3.53m x 2.06m) Double glazed window to the front, single radiator.

Bathroom

Re-fitted bathroom suite, panelled bath with mains fed shower unit with rain shower head, close coupled WC, wash hand basin with vanity unit, fully tiled, towel radiator, spot lights, double glazed window to the rear.

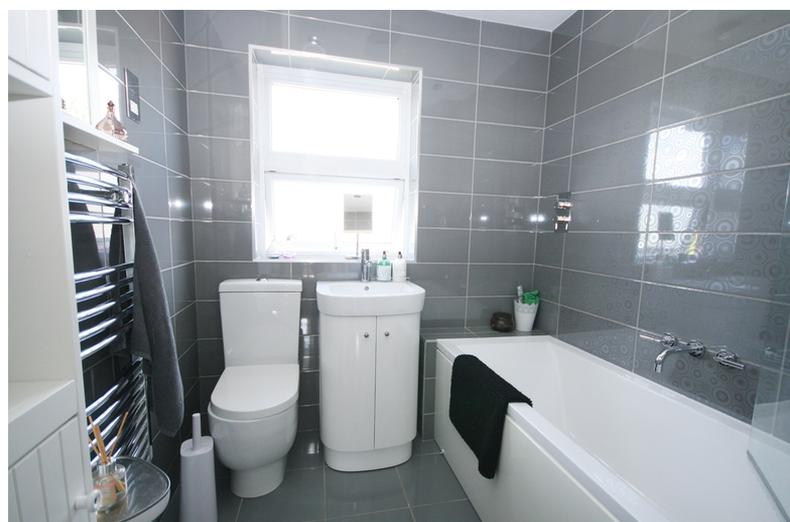
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Front Garden

A low maintenance frontage, flower beds, slate shingle, block paved driveway leading to double garage, side access.

Double Garage

A most impressive garage with electronic roller door, heated and insulated, boarded loft with power and light, door to the rear garden.



Rear Garden

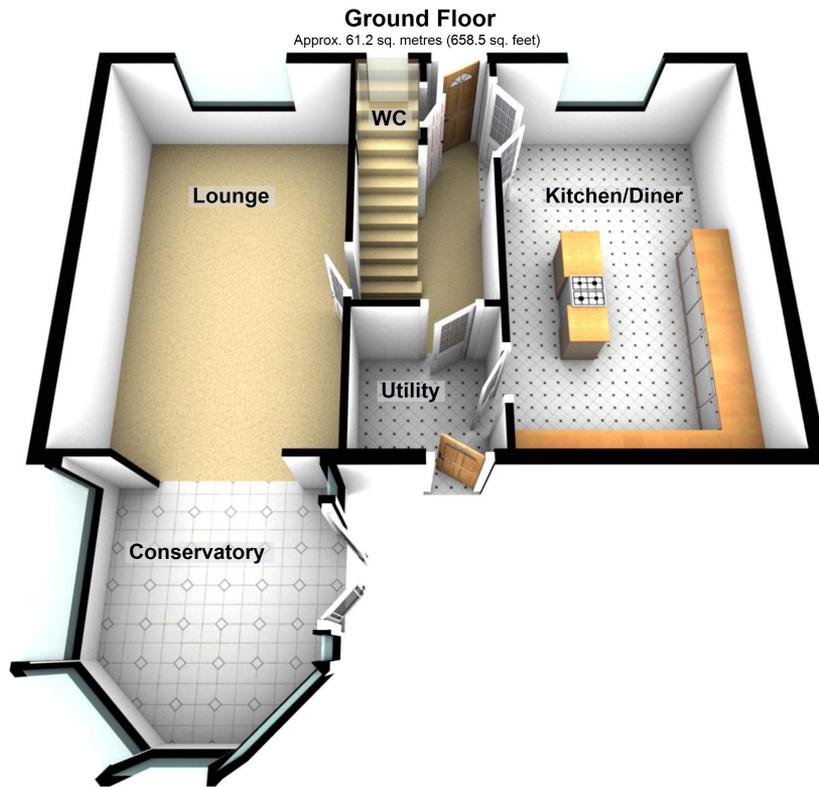
A west facing landscaped rear garden. Granite paved patio with raised flower beds and a seating area, artificial lawn, 17' "5 x 13' 7" Summerhouse/home office which has isolated electrics and structured cabling.

Additional Features

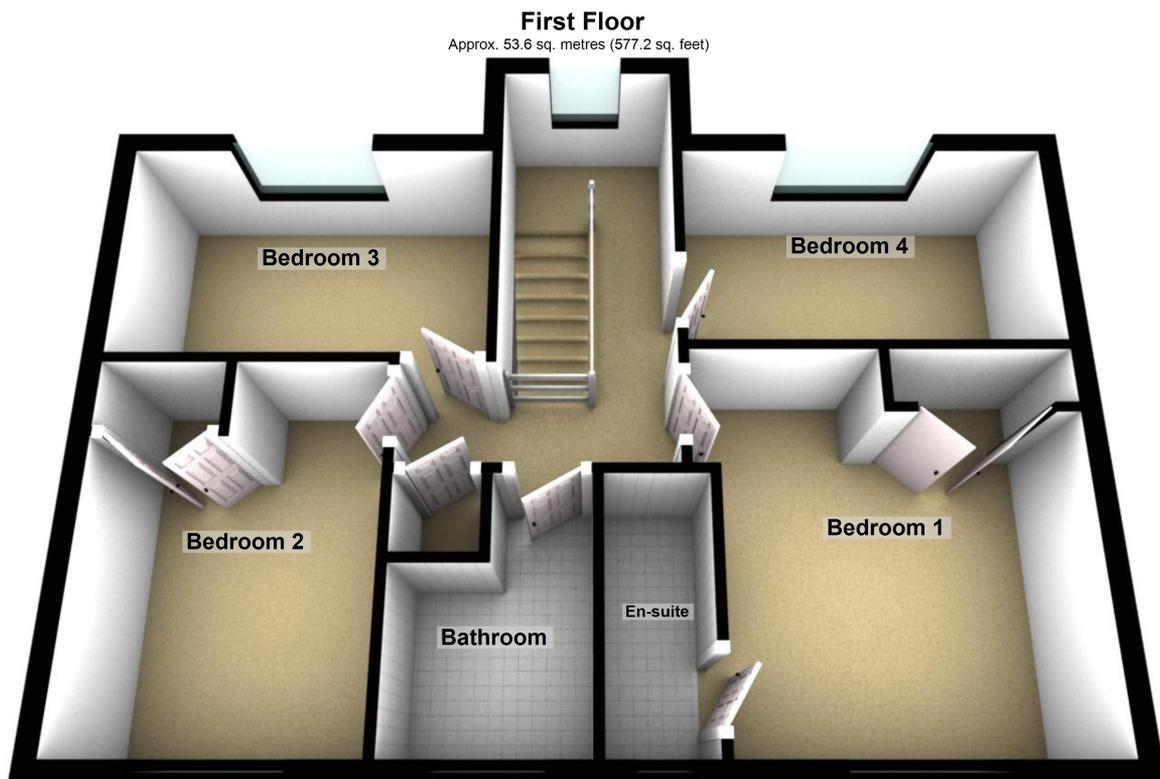
The property offers Anglian double glazed windows throughout. High pressure water system. New consumer unit in 2019. Smart home lighting. Tado smart home heating system.



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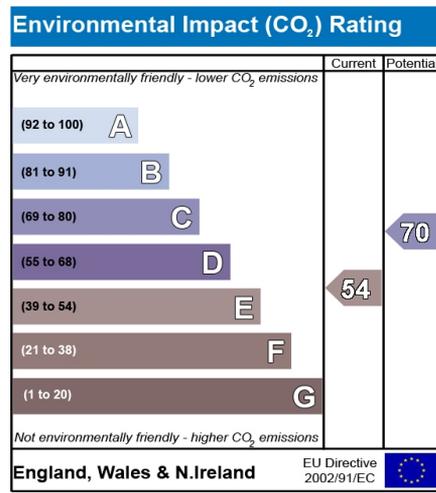
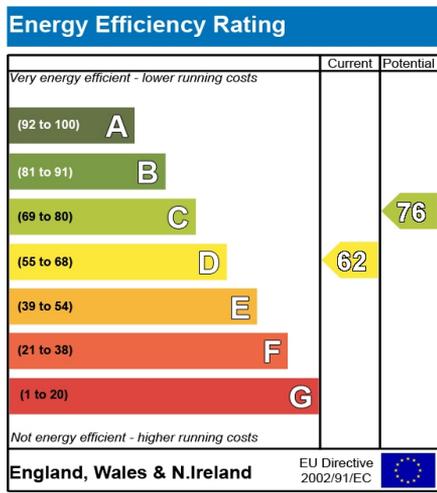


Total area: approx. 114.8 sq. metres (1235.7 sq. feet)



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