

Connells

Chestnut Avenue
Wootton Northampton

Chestnut Avenue
Wootton Northampton NN4 6LA

for sale
£475,000







Property Description

Situated at the end of a cul-de-sac in the sought-after village of Wootton, this 4 bedroom detached family home offers spacious and flexible accommodation, including a versatile annexe area ideal for multi-generational living, guests, or working from home.

Beautifully presented throughout, accommodation comprises a welcoming entrance hall, shower room, study, spacious lounge, and an impressive extended open-plan kitchen/dining/family area - the true heart of the home - featuring doors opening directly onto the rear garden, perfect for modern family living and entertaining. A separate utility room adds further practicality. To the first floor are three well-proportioned bedrooms and a family bathroom.

The property further benefits from an excellent annexe, ideal for multi-generational living, guest accommodation, or home working, offering open-plan kitchen/dining/living space, a generous bedroom with en-suite shower room, and dressing room. This room downstairs can also be used as a bedroom for the mian property.

Externally, the home enjoys a substantial driveway providing ample off-road parking, along with attractive front and rear gardens offering plenty of space for outdoor family enjoyment.

Entrance Hall

Door to the side elevation with further doors leading to the shower room, study, lounge. kitchen/dining/living and storage cupboard. Stairs rise to the first floor.

Shower Room

Double glazed window to the side elevation. White suite comprising of double shower cubicle, low level wc, wash hand basin wit full tiling to walls and floors. Radiator. Spot lights to ceiling.

Study

Double glazed window to the front elevation. Radiator.

Lounge

Triple glazed window to the front elevation, Wood burner. Radiator. Double doors lead to the open plan kitchen/dining/living.

Kitchen/Dining/Living Area

Kitchen Area

Refitted with a range of wall and base level units with granite work surface over, stainless steel sink with mixer tap and splash back tiling. Integrated appliances consist of built-in electric oven, fitted induction hob with cooker hood over and dishwasher. Space for fridge/freezer. Door opens to the utility room.

Dining/Living Area

Double glazed door and windows to the side elevation and bi fold doors to the rear elevation opening out to the garden. Radiator.

Utility Room

Double glazed window to the rear elevation. Range of wall and base level units with work surfaces over, sink and drainer unit with part tiling. Space and plumbing for washing machine and tumble dryer. Door to the inner hall to access the one bedroom annexe.

Landing

Double glazed window to the side elevation. Doors to three bedrooms and bathroom. Loft access and two storage cupboards with hanging space.

Bedroom One

Double glazed window to the front elevation. Radiator.

Bedroom Two

Double glazed window to the side elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bathroom

Double glazed window to the rear elevation. Suite comprises of low level wc, wash hand basin, bath and tiling to walls and floor.

Annexe

Inner Hallway

Door to the front elevation leading out to the front driveway, door to the rear garden, door to the bedroom suite and door to the living space.

Kitchen/Living/Dining

Open plan kitchen/dining/living.

Double glazed window to the front elevation. Kitchen area, has a range of wall and base level units comprises of wall and base level units with work surfaces over and stainless steel sink/drainer. Integrated appliances comprise of electric oven, fitted induction hob with cooker hood over, dishwasher, fridge/freezer and microwave. Radiator

Kitchen area opens into the living area and offers flexible living space.

Bedroom

French doors and windows leading to rear garden. Door to walk in wardrobe and door to the ensuite.

Ensuite

Double glazed window to the side elevation. Refitted suite comprising low level WC, wash hand basin, roll top freestanding bath with shower attachment over with tiling.

Outside

Front

Driveway providing off road parking for several vehicles. Access to the rear garden. Laid to lawn with plants and borders. Door to storage area.

Rear Garden

Fully retained rear garden with access to the front. Patio area with laid to lawn and plant borders.



















Ground Floor



First Floor

Total floor area 210.8 m² (2,269 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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11 Tudor Court Wootton Hope Drive Wootton
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EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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