



GREENER **Country** HOUSES & COTTAGES



14 Tudely Close, Wootton Fields, Northampton, NN4 6DT

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A very well presented modern four bedroomed detached family home situated in a quiet cul de sac in the popular residential area of Wootton Fields. The present vendors have enhanced and remodelled the interior to a high specification. The accommodation comprises entrance hall, cloakroom, lounge, open plan kitchen/diner, utility room and study. To the first floor there are four good sized bedrooms with ensuite to bedroom one and a family bathroom. Outside there is a front garden and driveway giving off road parking and leading to the double detached garage. The landscaped well stocked rear garden is mainly laid to lawn and patio and enjoys a sunny aspect with privacy.

Price £625,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

14'4 x 9'9
Enter via a UPVC double glazed front door with leaded obscure window and window to the side, double radiator and stairs to the first floor, karndeian herringbone flooring, under stairs storage cupboard, double doors onto the lounge and double doors onto the kitchen/diner. Further doors lead to:-

CLOAKROOM

Suite comprising WC, wash hand basin in vanity unit with storage below, wood panelling, loft access and double glazed window with obscure glass to the side.

LOUNGE

23'3 x 11'5
UPVC double glazed bay window to the front, two double radiators, modern gas inset log effect remote control fire with granite hearth and surround, karndeian flooring and double glazed patio doors to the rear garden.



KITCHEN/DINER

20'7 x 16'0
A superb open plan room with a refitted two tone German kitchen with granite worktops and splashbacks, stainless steel sink and drainer with Quooker hot tap, central island with five ring gas hob and remote control extractor above, breakfast bar, built in Siemens appliances to include double oven, dishwasher, hob and extractor, built in fridge/freezer, tiled flooring, double modern radiator, UPVC double glazed window to the rear. There is an opening onto:-

DINING AREA

Bandstand window, tiled flooring, double radiator and space for table. An archway leads to:-



REAR LOBBY

Access door to the inner hallway and door to the side. A further door leads to:-

UTILITY ROOM

5'9 x 5'9
Fitted with a range of base and eye level units with roll top work surfaces, stainless steel sink and drainer, gas wall mounted boiler, radiator and double glazed window to the rear.

STUDY

9'1 x 7'8
UPVC double glazed window to the front, wood panelling and double radiator.

FIRST FLOOR

LANDING

10'3 x 9'5
Loft access, UPVC double glazed window to the front, airing cupboard housing the hot water tank and doors leading to:-



BEDROOM ONE

16'7 x 14'0
Fitted with triple double built in wardrobes, radiator, UPVC double glazed window to the front and door to:-



ENSUITE

9'0 x 6'3
A refitted and extended suite comprising WC, wash hand basin in vanity unit with storage below, double walk in shower with glass screen with rain head shower and hand held shower attachment, half tiled, extractor, chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the rear and side.



BEDROOM TWO

11'5 x 8'8
UPVC double glazed window to the rear, built in double wardrobe and radiator.



BEDROOM THREE

10'9 x 10'0
UPVC double glazed window to the rear and radiator.



BEDROOM FOUR

9'2 x 9'2
UPVC double glazed window to the front, built in wardrobe and radiator.

BATHROOM

8'4 x 6'8
A refitted suite comprising WC, wash hand basin in vanity unit with storage below, freestanding bath with modern tap and shower attachment, fully tiled, extractor, chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the rear.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with porcelain pathway to the side and front door, enclosed by mature bushes, large driveway giving off road parking for three to four vehicles and leading to the double detached garage, secure gated access to the side from front to rear.

DOUBLE GARAGE

Remoted control up and over door with power and lighting. Access door to the garden.

REAR GARDEN

The landscaped and well stocked rear garden has a porcelain pathway and patio to the rear and side of the property. The remainder of the garden is mainly laid to lawn with well stocked raised flower beds and leading to a second patio area at the bottom of the garden. There are flower and shrub borders with mature bushes and trees and enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and privacy.

SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

Within the village of Wootton there is the Parish Church of St George, a selection of local shops with a Tesco Extra Superstore within five minutes drive and Public Houses and restaurants. Local educational facilities include a Primary School within the village, Caroline Chisholm, Northampton High School for Girls and Preston Hedges School are also situated close by. There is motorway access to Junction 15 via the A508 London Road and mainline service to London from Northampton Castle Station.

HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A508 London Road passing Delapre Abbey to the Mereway roundabout and take the third turning left onto the Newport Pagnell Road and continue past Waitrose on the right hand side and over the first roundabout. At the next roundabout take the third exit along Wootton Hope Drive and then first left into Balland Way and then first left again into Tudely Close where the property can be found on the right hand side.

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