



ESTATE AGENTS



5 Sentry Close, Wootton, Northampton, Northamptonshire, NN4 6RT

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A fabulous refurbished four bedroomed family home situated in the popular location of Wootton, Northampton. The property has been extensively refurbished by the current owners with various improvements to include a converted garage, an open plan kitchen/diner with a refitted kitchen. The property is well presented with the accommodation comprising entrance hall, snug, lounge, kitchen/diner, utility room, WC and four double bedrooms, family bathroom and ensuite to the first floor. Outside there is an attractive south facing rear garden with off road parking for multiple vehicles and access to storage via an electric roller garage door.

Price **£485,000 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

19'0 x 4'0
Entered via a part glazed replacement PVCU composite front door with an attractive Italian porcelain tiled floor with underfloor heating, stairs rising to the first floor and doors leading to:-

LOUNGE

18'01 x 11'07
Bay window to the front elevation, wood effect flooring, fabulous feature integrated log burner, TV and telephone points connected.



SNUG

13'02 x 7'10
The garage has been partly converted to generate a separate reception room which is currently used as a snug area with a window to the side elevation, bespoke built in storage under the stairs, attractive Italian porcelain tiled floor with underfloor hearing and TV point connected.



KITCHEN/DINING ROOM



KITCHEN/DINING ROOM

21'6 x 12'03
Recently re-fitted with a range of floor and wall mounted storage cabinets, integrated appliances including dishwasher, fridge/freezer, double oven, oven microwave and bespoke storage generating a pantry area. There are Quartz worktops with upstands and splashbacks, 4 x induction hob with extractor above, sunken stainless steel sink and drainer with chrome tap over and overlooking a three casement window to the rear elevation. There is Italian porcelain tiles with underfloor heating throughout and glazed patio doors to the rear garden. A door leads through to:-



UTILITY AREA

9'02 x 4'07
Low level storage cabinets with Quartz worktop and upstands with plumbing for washing machine and tumble dryer and Italian porcelain tiled floor with underfloor heating. A door leads to:-

WC

5'0 x 2'11
Suite comprising of WC, wash hand basin and tiled splashbacks. Italian porcelain tiled floor with underfloor heating.

FIRST FLOOR

LANDING

8'0 x 6'0
A window to the side elevation there is a door leading to a linen cupboard and further doors leading to:-

MASTER BEDROOM

14'08 x 11'07
Space for a super king size bed with carpet fitted, double integrated storage cabinet with a three casement window to the front elevation and radiator below. A door leads to:-



ENSUITE

5'01 x 4'05
Suite comprising of tiled shower cubicle with glass screen, half tiled walls, WC, wash hand basin with tiled splashbacks and vanity below, a window to the side elevation with a fitted chrome heated towel rail.



BEDROOM TWO

10'10 x 10'09
A two casement window to the front elevation with space for a double bed with carpet fitted and access to a double wardrobe.



BEDROOM THREE

13'03 x 8'07
A two casement window to the rear elevation with radiator below, space for a double bed, carpet fitted and a double built in storage cupboard.

BEDROOM FOUR

10'6 x 9'04
Currently used as a study there is a two casement window to the rear elevation with space for a double bed, wood effect flooring and space for a storage cupboard.

FAMILY BATHROOM

9'04 x 8'06
Suite comprising of bath with shower over, half tiled walls, WC, wash hand basin, window to the rear elevation and a door leading to the airing cupboard providing the hot water cylinder and gas combination boiler.

OUTSIDE

REAR GARDEN

Completely re-landscaped with attractive shrub borders, a fenced boundary, a newly paved patio giving access to the front. The rear garden benefits from a sunny south facing aspect.

FRONT GARDEN

There is off road parking for multiple vehicles with a roller electric door leading to garage storage measuring at 8'01 x 3'0 and is suitable for bikes and tool storage.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

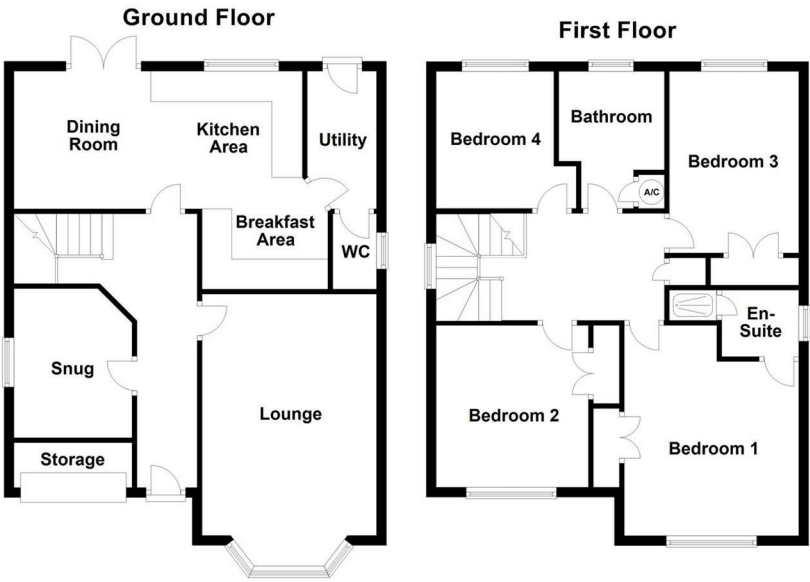
LOCAL AMENITIES

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, Wootton Park 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 southerly direction along the A508 heading towards the A45. Upon entering the roundabout take the third exit onto the Newport Pagnell Road heading towards Wootton approaching the first roundabout take the right hand turning onto Heritage Way proceeding to the second left onto Battalion Drive. Take the first left onto Sentry Close and left again to find the property at the end of the road on the left hand side.

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Not to scale. For illustrative purposes only