



GREENER **Country** HOUSES & COTTAGES



43a Berry Lane, Wootton Village, Northampton, NN4 6JU



# 43a Berry Lane, Wootton Village, Northampton, NN4 6JU

This exceptional four-bedroom detached family home, complete with an additional self-contained two-bedroom annexe, is located in the highly sought-after Wootton Village. The current owners have extensively upgraded the property, creating a modern and stylish interior while maintaining a high level of privacy. The property offers an ideal solution for multi-generational living, with the fully functional annexe providing independent accommodation for family members. Spanning approximately 2,900 sq ft, the home is set back along a private driveway shared with two other residences. The main house features an entrance hall, an open-plan kitchen/diner, utility room, pantry, WC, lounge, four double bedrooms, a family bathroom, and an ensuite to the primary bedroom. The garage has been thoughtfully converted into a two-bedroom annexe, complete with a lounge, kitchen, bedroom, dressing area, and wet room. Externally, the property offers ample off-road parking for multiple vehicles, a private rear garden with various outdoor dining areas, and a small outbuilding/potting shed.

Price £799,950 Freehold

### ACCOMMODATION

#### ENTRANCE HALL

**42'05 x 5'01**  
Entered via a part-glazed front door there is a lovely oak floor effect tiled floor, the walls are freshly replastered with spotlights above. There are various lightboxes to the ceiling and doors leading to:-

#### KITCHEN/DINER

A fantastic open-plan room with a replacement kitchen offering the perfect family space. There are windows to the front and bi-fold doors to the side.



#### KITCHEN AREA

**15'05 x 14'07**  
A very stylish refitted kitchen with a variation of floor-mounted wood-fronted cabinets and granite worktops. There is a centre island with a breakfast bar and deep pan drawers, floor-to-ceiling units incorporating the American-style fridge freezer and space for a Range cooker with extractor above. There are spotlights fitted throughout, an integrated dishwasher and an underslung sink overlooking the windows to the front.

#### DINING AREA

**15'07 x 11'03**  
This open-plan space provides a wonderful family dining area which is perfect for entertaining. The continued wood-tiled floor is fitted throughout and there are bi-folds to the garden and a door to the hallway.



#### LAUNDRY

**7'05 x 6'09**  
A base-level unit with space for a washing machine and dryer, a double radiator and a window and a door to the side with a further door to:-

#### PANTRY

**6'09 x 4'03**  
Fitted with a combi boiler and shelving for storage.

#### LOUNGE

**22'11 x 15'11**  
With sliding doors to the rear garden, there is a feature gas fireplace with a recess on either side suitable for the TV and storage. The room is fully carpeted.



#### BEDROOM ONE

**16'11 x 12'01**  
A three-casement window to the side elevation, there is a space for a king-sized bed with carpet fitted, integrated wardrobes and door to:-



#### ENSUITE BATHROOM

**8'05 x 8'05**  
Suite comprising bath, WC and hand wash basin with tiled walls and a window to the rear elevation.

#### BEDROOM TWO

**12'03 x 11'03**  
A three-casement window to the side elevation with space for a king-sized bed with integrated wardrobe and carpet fitted.



#### BATHROOM

**8'10 x 8'04**  
A refitted suite comprising WC, hand wash basin and shower cubicle benefitting from tiled walls with a window to the rear.



#### BEDROOM THREE

**12'01 x 12'03**  
A three-casement window to the side elevation with radiator below, space for a double bed and carpet fitted. This room has a built-in wardrobe.

#### BEDROOM FOUR/OFFICE

**19'03 x 12'01**  
Currently used as a home office with windows to the side and front elevation. This room can be used as a bedroom four. There is space for a king-sized bed with carpet fitted.



#### ANNEX



#### KITCHEN/BREAKFAST

**16'02 x 12'04**  
Fitted with a range of floor and wall-mounted units with a composite worktop and integrated stainless steel sink and drainer. Further appliances include an electric x4 hob with extractor above and oven below, dishwasher and fridge freezer. There are windows to the front and side elevation with a door leading to the garden. A further door to:-



#### LOUNGE

**11'04 x 9'07**  
Carpeted throughout with a feature electric fire with stone surround. There is a TV point connected and a window to the front elevation. A front door leads to the parking area.



#### BEDROOM

**11'05 x 9'05**  
A window to the side and space for a single bed there is carpet fitted and the room opens to:-

#### DRESSING AREA

With integrated wardrobes and a door to:-

#### WETROOM

**12'03 x 6'07**  
Fully tiled from floor to ceiling with a window to the side. A suite comprising WC, hand wash basin and mobility bath.

#### BEDROOM/OFFICE

**7'06 x 5'08**  
Currently used as a study but suitable for a spare bedroom.

#### OUTSIDE

##### GARDEN

A meticulously well-kept rear garden benefitting from a sunny south-facing aspect. There is a high degree of privacy with raised shrub borders protected by sleepers. The garden is well stocked with access to a greenhouse, shed and brick potting shed. There are various patios for outside dining and pedestrian access to the front protected by secure gates.



#### POTTING SHED

**7'11 x 9'05**  
A secure building providing storage with a window to the side elevation.

#### PARKING

There is off-road parking to the front for multiple vehicles.

#### SERVICES

Mains drainage, gas, water and electricity are connected.



#### Ground Floor



#### (Not in position)



#### Annexe



Not To Scale. For Illustrative Purposes Only.