

ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



33 Sorrel Close, Wootton, Northampton, Northamptonshire, NN4 6EY

# 33 Sorrel Close, Wootton, Northampton, Northamptonshire, NN4 6EY

An extremely well presented five bedroomed detached executive home in the popular location of Wootton in South of Northampton. This property comes to the market for the first time in 20 years benefitting from a wealth of modern improvements with a fabulous 500-square-foot open plan kitchen/diner with bi-fold doors opening to the private rear garden. The current owners have improved the interior by extending into the garage creating a separate games room/gym area with the accommodation extending to approximately 2,200 square feet comprising entrance hall, study, WC, lounge, kitchen/diner, utility and games room to the ground floor. There is a fantastic galleried landing to the first floor with five bedrooms, two en-suites, a family bathroom and designated dressing room. Externally the front driveway has been completely re-paved providing off-road parking for multiple vehicles with access to the private rear garden which benefits from a sunny aspect and presented in very good condition.

## ACCOMMODATION

### ENTRANCE HALL

15'10 x 10'06

Entered via a part glazed uPVC front door, there are stairs rising to the galleried landing with an attractive wood effect floor with two integrated storage cupboards and replacement oak doors. There is access to the alarm, space for cloaks area and doors leading to:-



### WC

6'09 x 3'03

Suite comprising of WC, hand wash basin with tiled splash backs and a window to the front elevation.

### STUDY

11'09 x 7'09

Fitted with TV and telephone points, two sash effect double glazed windows to the front elevation with carpet fitted. This room could also be used as a play room.

### LOUNGE

17'10 x 11'06

Benefitting from double doors and floor to ceiling windows to the rear elevation overlooking the rear garden and a further window to the side elevation. This room has an attractive stone and quartz feature gas fire place with wood laminate flooring, TV and telephone points connected.



### KITCHEN/BREAKFAST ROOM

15'11 x 15'11

A fabulous entertaining area with bi-folding doors leading to the rear garden. This room has been completely refurbished with the kitchen area benefitting from floor and wall mounted storage cabinets, integrated appliances including a dishwasher, fridge/freezer, Siemens double oven, microwave oven and induction hob with extractor above, glass splash backs, quartz upstands and quartz work top. There is an integrated breakfast bar finished in quartz and oak with TV points connected by floating cabinet below. The floor is finished with Amtico tile which continues through to the:-



### DINING ROOM

13'09 x 10'01

This room is open plan to the kitchen and breakfast area and benefits from double doors leading to the side elevation with a four casement window overlooking the rear garden.



## Price £750,000 Freehold



### UTILITY ROOM

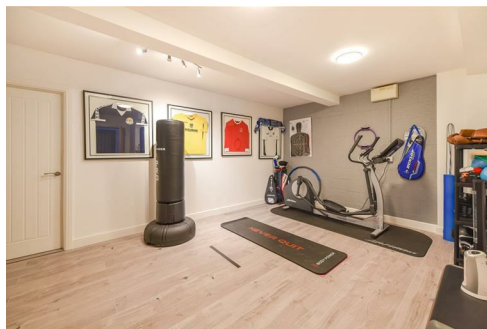
11'10 x 5'06

Fitted with low level storage cabinet and a floor to ceiling cabinet, wood effect work top with integrated stainless steel sink, plumbing for a washing machine and tumble dryer below, replacement combination boiler which was refitted within the last two years. There is a glazed door to the side elevation and radiator fitted with a further door leading to the gym.

### GYM

17'01 x 14'01

The garage has been part converted to provide a playroom/home office or gym with TV points connected, low level storage with space for separate freezers or wine cooler with composite work tops. There is a door leading through to the garage.



## FIRST FLOOR

### LANDING

A fabulous galleried landing with doors leading through to:0

### MASTER BEDROOM

15'02 x 11'07

A wonderful bright room with three sash effect windows to the front elevation, range of built in storage cupboards with a door leading to dressing room with hanging space and integrated drawers. The bedroom accommodates a super king sized bed with carpet fitted and a further door leading to:-



### DFRESSING ROOM

With hanging space and integrated drawers.

### EN-SUITE

8'10 x 4'06

A re-fitted suite comprising of WC, hand wash basin with integrated storage below, fully tiled walls with chrome heated hand rail, double shower cubicle and a window to the side elevation.

### DRESSING ROOM/BEDROOM SIX

9'02 x 6'05

The current owners have converted a spare room into a dressing room with space for freestanding wardrobe and a chest of drawers and space for a dressing table. There is a single casement sash window to the front elevation, has carpet fitted and glazed oak doors to the galleried landing.

### BEDROOM TWO

14'08 x 12'06

A three casement uPVC glazed window to the rear elevation, space for king sized bed, carpet fitted and integrated wardrobes and a door leading to:-

### EN-SUITE

9'00 x 5'05

Suite comprising of double shower cubicle, tiled walls, wood effect flooring, WC, hand wash basin with tiled splash backs and a window to the side elevation.

### BEDROOM THREE

14'01 x 11'03

There is space for a king sized bed, two casement sash window to the front elevation, integrated storage cupboards and integrated wardrobes.

### BEDROOM FOUR

12'08 x 8'00

Space for a double bed with carpet fitted, three casement window to the rear elevation with integrated wardrobes.

### BEDROOM FIVE

10'10 x 8'11

Three casement window overlooking the rear garden. This room is currently used as a home office but has a double bed with carpet fitted, integrated storage and radiator connected.



### FAMILY BATHROOM

8'11 x 6'10

Suite comprising of bath and separate refurbished shower cubicle with Aqua boarding and rain water showerhead. There are floor to ceiling tiles, WC, hand wash basin and a two casement window to the side elevation.



## OUTSIDE

### REAR GARDEN

Mainly laid to lawn with attractive shrub borders, fenced boundary, raised deck area which benefits from the evening sun. There is also a paved patio giving access to the lounge. There is also storage to the side with a pedestrian walkway leading to the front..



### FRONT

There is off road parking for multiple vehicles. The driveway has been completely re-laid with access to double electric roller doors giving access to the garage. There is a small storage area suitable for bikes as the garage has been converted into the playroom/gym.

### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

Northampton Council - Band G

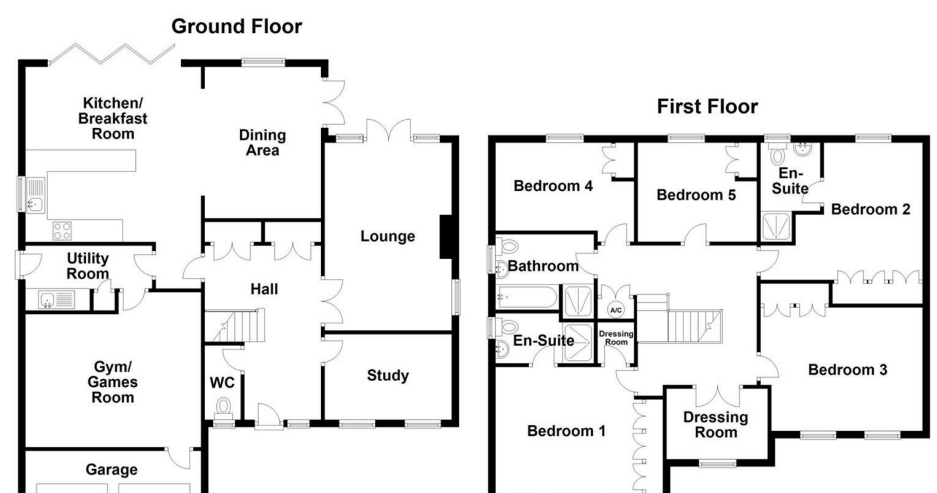
### LOCAL AMENITIEIS

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 proceed in a southerly direction along the A508 heading towards Newport Pagnell roundabout. Take the third exit onto Newport Pagnell Road heading towards Northampton High School. Upon approaching the first roundabout proceed over continuing onto the Newport Pagnell Road. Proceed to the second roundabout taking a right onto Wootton Hope Drive, then taking the fourth right onto Curtlee Hill. proceed past the pocket park on the right hand side and take the second right onto Sorrel Close. Follow the road until the T junction where the property can be found directly in front.

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Not to scale. For illustrative purposes only