

SPARTAN CLOSE, NORTHAMPTON, NN4

£425,000 Offers over

A Four Bedroom Detached Family Home In The Very Sought After Location Of Simpson Manor



Chelton Brown are very pleased to offer for sale this lovely modern 4 bedroom detached family home in the much sought after area of Wootton.

The accommodation comprises entrance hall with stairs leading to first floor landing. Large light living room with feature fireplace and surround. Separate dining room leading to rear garden. Fully fitted kitchen with built in appliances including oven, hob and extractor over. Further benefits include utility, downstairs WC and single integral garage.

On the first floor there are 4 double bedrooms, all with built in wardrobes. Master bedroom includes an en-suite shower room. Family bathroom.

Outside there is a lovely rear garden fully enclosed to all sides, a patio area leading to lawn and additional raised flower beds.

To the front the property is approached by a driveway with off road parking for several vehicles.

Wootton is a very popular location with superb transport links. The area has many amenities including a large supermarket, garden centre, doctors surgery and pharmacy. There are a number of excellent schools close by, one of which has been rated as outstanding. Northampton town centre is a short drive where you can find a larger selection of amenities, bars and restaurants.

Awaiting EPC

- Detached Family Home
- Four Double Bedrooms
- En-Suite To Master
- Separate Reception Rooms
- Fully Fitted Kitchen
- Single Integral Garage
- Enclosed Rear Garden
- Off Road Parking For Several Cars
- Gas Central Heating
- UPVC Double Glazed Windows

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Front Exterior

Approach via driveway with off road parking for 4 or 5 vehicles and access to single garage. Partial lawned frontage.

Entrance Hall 4'0" x 8'4"

Enter via door to front elevation, stairs to first floor landing and doors to Lounge, Kitchen and ground floor wc. Radiator.

Lounge 12'10" x 12'9"



UPVC double glazed bay window to front elevation. UPVC window to side elevation. 2 x Gas Radiators. Feature Fireplace with Surround. Door to dining room.

Dining Room 14'8" x 12'3"



Patio doors to rear garden. Door to kitchen. Radiator.

Kitchen 10'9" x 10'11"



Fully fitted kitchen with a range of base and wall mounted units. Built in oven, hob and extractor over. Built in dishwasher and fridge. Radiator. UPVC window to rear elevation. Door to utility room.

Utility 8'10" x 5'0"

Base and wall mounted fitted units with space for washing machine and tumble dryer. Gas boiler. Built in freezer. Radiator. Door to rear garden and garage.

WC 5'6" x 3'8"



Wash hand basin and low level wc.

Single Garage

Up and over door to single garage.

Landing 14'5" x 7'3"

Doors leading to all first floor rooms. UPVC window to front elevation. Radiator. Cupboard.

Master Bedroom 13'1" x 10'11"



Comprising built in wardrobes to one wall. UPVC window to front elevation. Radiator. Door to En-Suite Shower Room.

En Suite 6'4" x 6'4"



UPVC window to side elevation. Walk in Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

Bedroom 2 11'8" x 9'6"



UPVC Window to front elevation. Built in wardrobe. Radiator.


Bedroom 3 11'8" x 10'4"

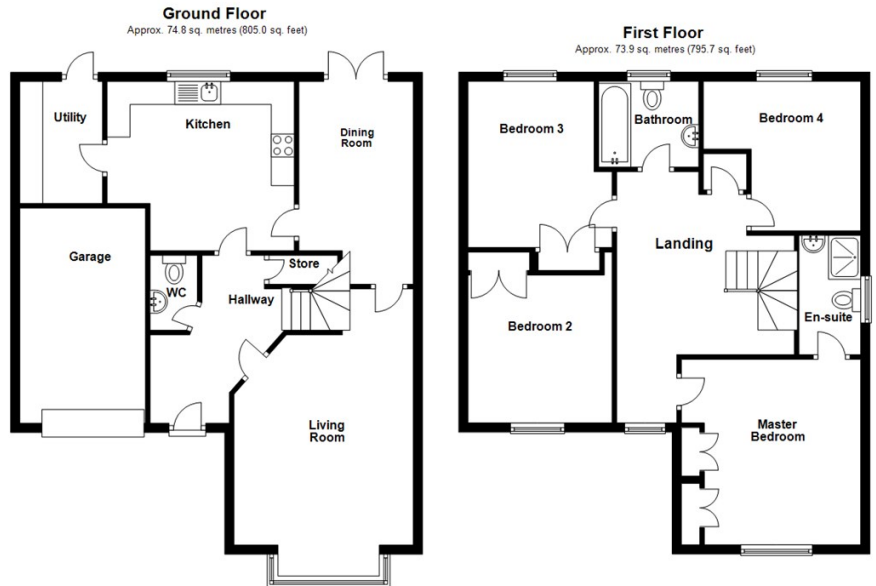


UPVC window to rear elevation. Radiator.

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Price £425,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 148.7 sq. metres (1600.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanIt.

