



16 Fieldgate Close, Wootton, Northampton, NN4 6EE

Situated within a small cul-de-sac of just 16 properties is this well presented detached family home which was built by David Wilson Homes. The property has been extended and modified and now offers a large kitchen/family room. The accommodation comprises entrance hall, cloakroom/WC, study, lounge, kitchen/family room, utility room, four bedrooms (all with built in wardrobes) en-suite shower room and family bathroom. Externally the property enjoys a generous frontage with a detached double garage. The rear garden is established, not overlooked and enjoys a westerly facing aspect. The property also offers uPVC double glazing and gas radiator central heating. The kitchen has been re-fitted and offers integrated induction hob, two ovens, fridge and dishwasher. An early viewing is strongly recommended to appreciate this family home.

£475,000

ACCOMMODATION

Ground Floor

Entrance Hall:

Leaded light door and side panel to the front, laminate flooring, telephone point, coving to ceiling, radiator, thermostat, stairs rising to the first floor, doors to lounge, study, kitchen and cloakroom/WC

Study:

10' 8" x 8' 7" (3.25m x 2.62m) uPVC double glazed window to the front, radiator, laminate flooring, coving to ceiling, telephone point.



Cloakroom:

Low level WC, understairs recess, wall mounted wash hand basin, uPVC double glazed window to the side, radiator, laminate flooring.

Lounge:

20' 2" into bay x 12' 2" (6.15m x 3.71m) Leaded light uPVC double glazed walk in bay window to the front, gas flame effect fire with attractive stone hearth and surround, two radiators, coving to ceiling, laminate flooring, TV point.



Kitchen/Family Room

20' 3" x 10' 3" (6.17m x 3.12m) KITCHEN AREA: A re-fitted kitchen with a generous range of cupboards and work surfaces, Island with integrated induction hob and breakfast bar, extractor hood, two electric ovens, fridge and dishwasher, one and half bowl sink, spot lights, under floor heating.

Family Room

19' 1" x 13' 8" Max (5.82m x 4.17m) An L-shaped family room. French doors to the rear, Velux windows, spot lights, under floor heating.



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Utility Room:

7' 1" x 5' 2" (2.16m x 1.57m) Base unit with work surfaces over, space for two appliances, wall mounted boiler, ladder style built in cupboard, laminate flooring, half glazed door to rear garden.

Landing:

uPVC double glazed window to the side, radiator, access to loft space, doors to bedrooms, bathroom and airing cupboard.

Bedroom One:

15' 4" x 11' 6" (4.67m x 3.51m) uPVC double glazed window to the front aspect, radiator, two double and one single built in wardrobes, TV point, telephone point, door to:

Ensuite:

Tiled shower cubicle with Aqualisa power shower, pedestal wash hand basin, low level WC, fully tiled, shaver point, extractor fan, uPVC double glazed window to the side, heated towel rail.



Bedroom Two:

12' 4" plus built in wardrobe x 8' 3" (3.76m x 2.51m) Two uPVC double glazed windows to the front aspect, built in double wardrobe, radiator, built in cupboard and drawers.

Bedroom Three:

9' 3" x 10' 5" (2.82m x 3.18m) uPVC double glazed window to the rear, radiator, built in double wardrobe.

Bedroom Four:

10' 6" x 9' 4" (3.20m x 2.84m) uPVC double glazed window to the rear, radiator, built in double wardrobe.



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Bathroom:

Paneled bath with Aqualisa power shower over, pedestal wash hand basin, low level WC, uPVC double glazed window to the rear, fully tiled, extractor fan, heated towel rail.

Front Garden:

Considerably larger than average garden which is laid to lawn with flower and shrub borders, inset trees, gated access to the side of the property leading to the rear garden, further lawned area with flower and shrub borders.



Double Garage:

With two up and over doors, eaves storage space, personal door to side, power and light connected.

Side Garden:

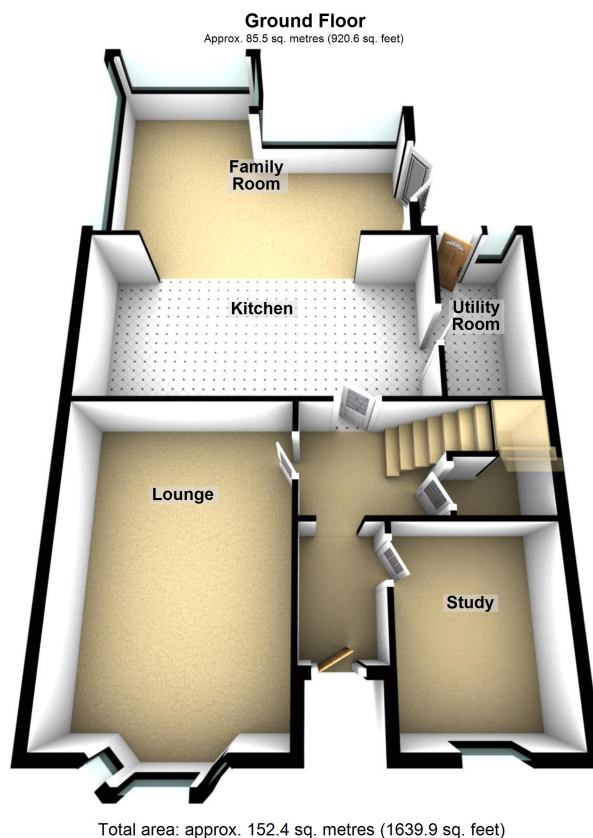
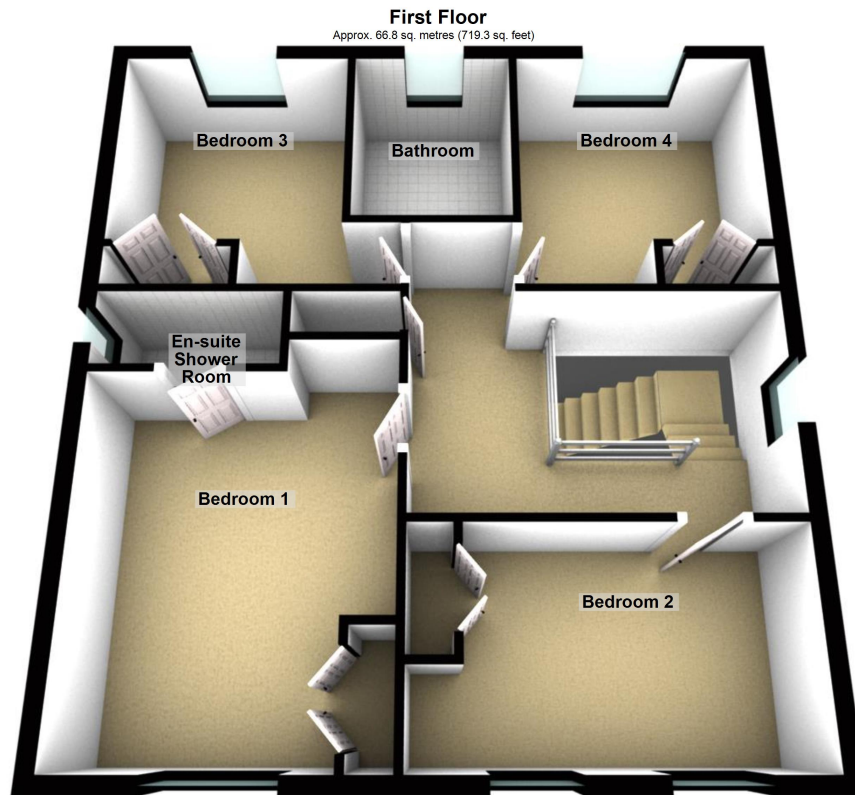
A most useful side garden with seating area with Pizza Oven, timber built shed and access to double garage.

Rear Garden:

Westerly facing rear garden which is not overlooked to the rear, laid mainly to lawn with established flower and shrub borders, mature trees, outside tap, patio area.



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Total area: approx. 152.4 sq. metres (1639.9 sq. feet)

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | 77 |
| (55 to 68) D | 66 | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not energy efficient - higher running costs | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | 71 |
| (55 to 68) D | 58 | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC |



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