



## **20 Centurion Way, Wootton, Northampton, NN4 6LD**

Merrys are delighted to offer for sale this David Wilson Homes built, to the popular and sought after Winston design, is this well presented four bedroom detached property situated within this most sought after location being close to excellent schools. Now that families are working from home more this property is perfect having three reception rooms. The accommodation comprises Entrance Hall, Study, Cloakroom, Lounge, Kitchen/Family Room, Dining Room, Utility, Four Double Bedrooms with En-Suite to Master & Bedroom 2 and Family Bathroom. The master bedroom also offers a dressing room. The property also offers kitchen with integrated appliances, Upvc double glazing, gas radiator heating. Externally there is a detached double garage and gardens to front and rear. An early viewing is highly recommended.

# **£490,000**

## ACCOMMODATION

### Entrance Hall

Cloaks cupboard, under stairs storage cupboard, coved ceiling, thermostatic control, single radiator, stairs to first floor.

### Cloakroom

Close coupled WC, wash hand basin, single radiator.

### Study

11' 8" max x 6' 11" (3.56m max x 2.11m) Double glazed window to the front, TV point, telephone point, single radiator.



### Lounge

17' 1" x 11' 8" (5.21m x 3.56m) Attractive fireplace with inset real flame gas fire, coved ceiling, TV point, telephone point, double glazed French doors to rear garden, double glazed side screens, thermostatic control, double radiator, single radiator.

### Dining Room

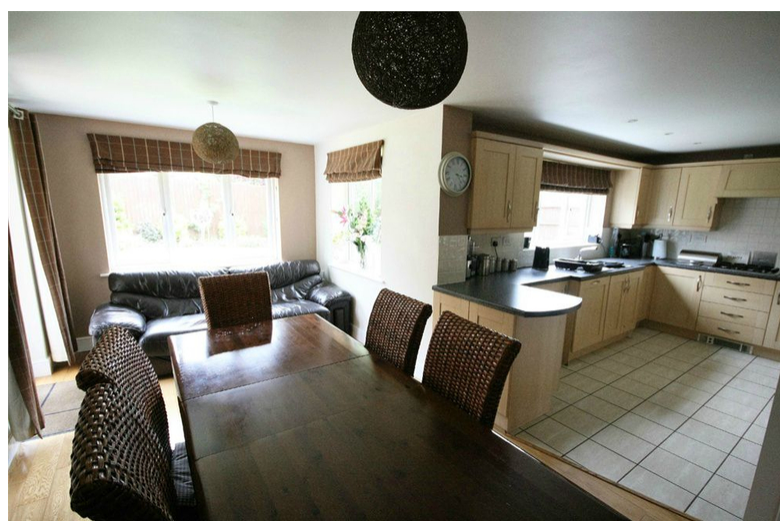
13' 8" x 9' (4.17m x 2.74m) Double glazed window to the front, single radiator, coved ceiling.

### Kitchen/Family Room

12' 11" x 9' 4" (3.94m x 2.84m) Kitchen area. One and a half bowl sink unit with cupboards under, further range of base and wall mounted units and worktop surfaces, integrated 4 ring gas hob, electric double oven, extractor hood, integrated dishwasher, fridge and freezer, TV point tiled splash backs, double glazed window to the rear, door to utility room.

### Family Room

17' 4" x 8' 11" (5.28m x 2.72m) Two double glazed windows to the rear, double glazed French doors to the rear garden, TV point.





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## Utility Room

7' 7" x 5' 2" (2.31m x 1.57m) Stainless steel sink with cupboards under, wall mounted units, plumbing for washing machine, gas boiler, obscure half glazed door to the side.

## Landing

Access to loft space, single radiator, spacious airing cupboard.

## Bedroom 1

13' 9" x 11' 11" (4.19m x 3.63m) Double glazed window to the front, single radiator, TV point, telephone point, archway to Dressing Room. A range of built in wardrobes, single radiator, double glazed window to the rear, door to En-Suite.

## Shower Room

Double shower cubicle with mains fed shower unit, close coupled WC, wash hand basin, ceramic tiled floor, fully tiled walls, single radiator, electric shaver point, obscure double glazed window to the rear, extractor fan.



## Bedroom 2

12' 7" x 10' 4" (3.84m x 3.15m) Double glazed window to the rear, single radiator, door to En-Suite.

## Shower Room

Double shower cubicle with mains fed shower unit, close coupled WC, wash hand basin, fully tiled walls, ceramic tiled floor, single radiator, obscure double glazed window to the side, electric shaver point.

## Bedroom 3

11' 11" x 9' 9" (3.63m x 2.97m) Double glazed window to the front, single radiator, built in double wardrobe.



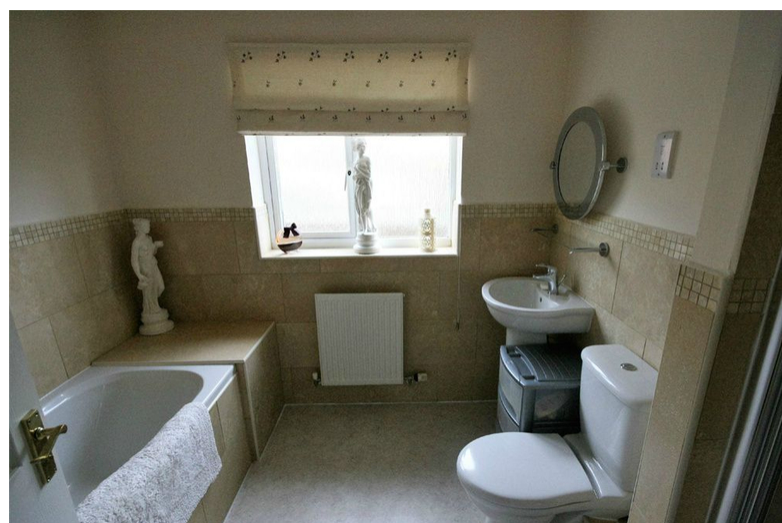
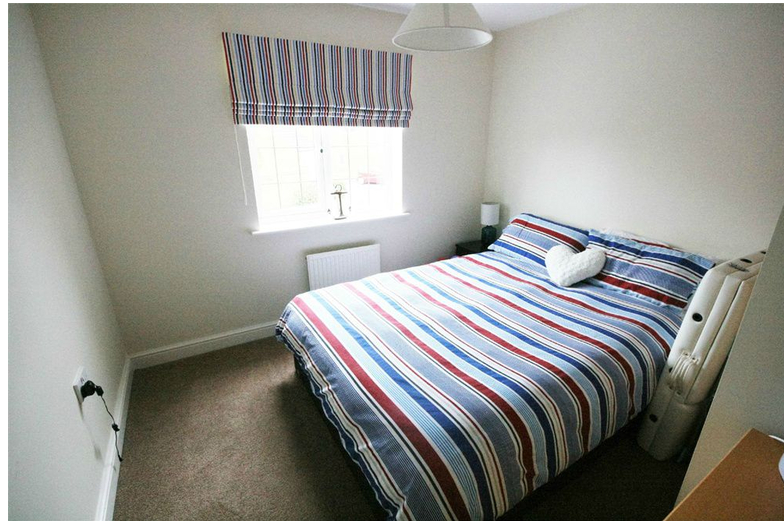
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## Bedroom 4

9' 10" x 9' 9" (3.00m x 2.97m) Double glazed window to the front, single radiator, built in double wardrobe.

## Bathroom

Panelled bath with mixer tap and shower attachment, close coupled WC, wash hand basin, separate tiled shower cubicle with mains fed shower unit, marble tiled floor, half tiled walls, electric shaver point.



## Front Garden

Tarmac driveway leading upto the property and garage therefore providing ample off road parking, gated side access.

## Garage

Double detached garage with two up and over doors power and light connected.

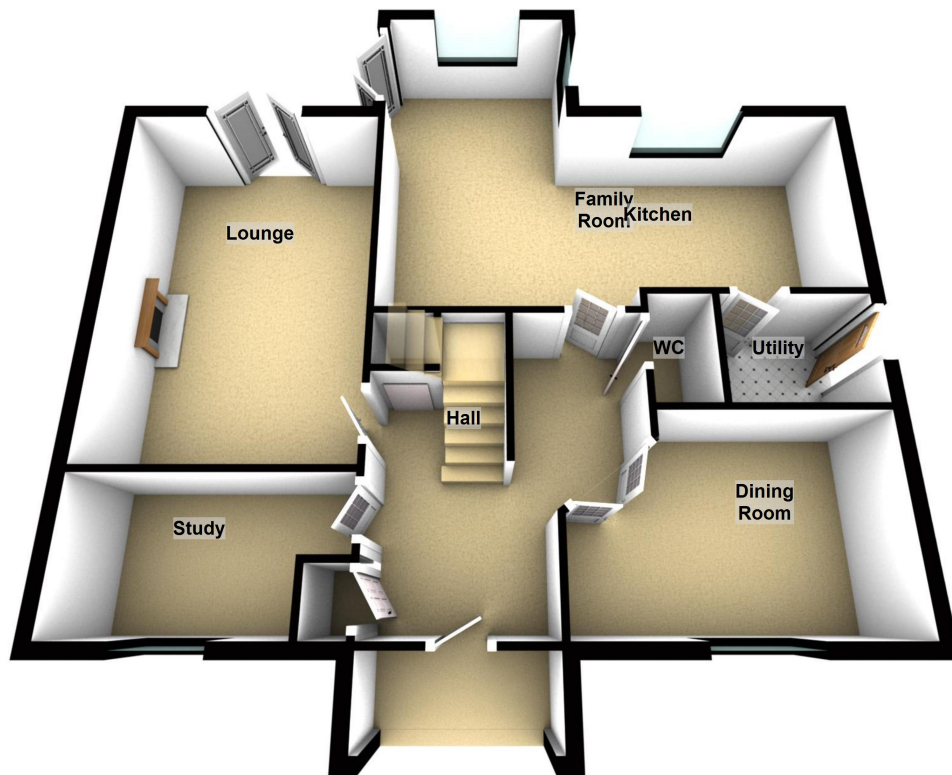
## Rear Garden

Enclosed garden mainly laid to lawn, paved patios, flower beds, external tap.

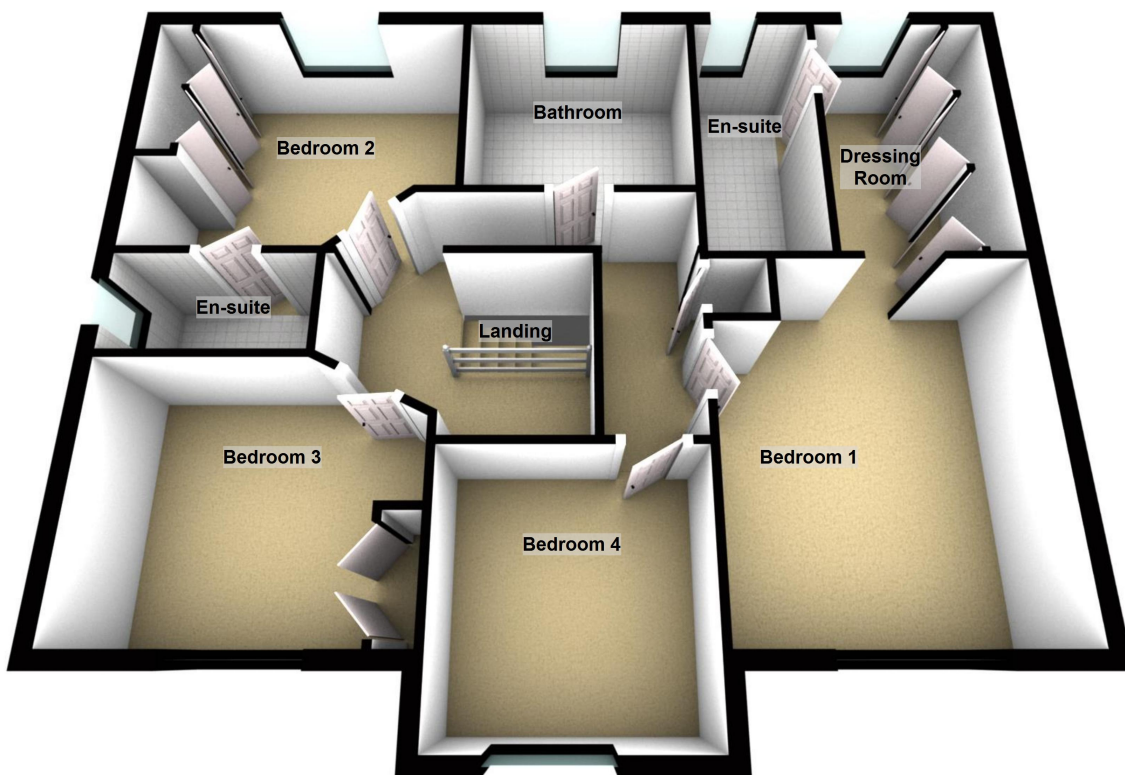




Ground Floor



First Floor



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