



## 32 Cross Brooks, Wootton, Northampton, NN4 6AJ

Situated within this sought after location being close to excellent schools, many amenities and easy access to the motorway is this three bedroom semi detached property. The accommodation comprises entrance hall, cloakroom/WC, lounge, conservatory/diner, kitchen, utility, three bedrooms and a bathroom. Externally there are gardens to the front and rear and a single garage (partially converted). The property also offers uPVC double glazing, gas radiator central heating and kitchen with built in oven and hob. Viewing highly recommended. EPC rating D. Council tax band C.

# £299,995

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## ACCOMMODATION

### Entrance Hall:

Stairs rising to the first floor, single radiator, thermostat control.

### Cloakroom:

Two piece suite comprising low level WC and wash hand basin, single radiator, tiled splash back areas, obscure double glazed window to the front aspect.



### Lounge:

11' 3" x 15' 5" (3.43m x 4.70m) Opening through to the conservatory, single radiator, coving to ceiling, TV point.

### Conservatory/Dining Room:

10' 8" x 8' 5" (3.25m x 2.57m) Brick and uPVC construction, French doors to the rear garden.

### Kitchen:

12' 5" x 7' 7" (3.78m x 2.31m) Refitted range of base and wall mounted units, roll top work surfaces, stainless steel one and a half bowl sink unit, stainless steel four ring gas hob, electric oven and extractor hood, tiled splash back areas, plumbing for washing machine, double glazed window to the rear aspect, single radiator.

### Utility Room

2.58m x 2.49m (8' 6" x 8' 2") Converted from the garage. Plumbing for washing machine.



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## First Floor Landing:

Double glazed window to the side aspect, access to loft space.

## Bedroom One:

15' 10" x 9' 9" > 10' 3" (4.83m x 2.97m > 3.12m ) Double glazed window to the front aspect, airing cupboard.

## Bedroom Two:

8' 11" x 8' 8" (2.72m x 2.64m) Double glazed window to the rear aspect, single radiator.

## Bedroom Three:

10' 2" x 7' 5" (3.10m x 2.26m) Double glazed window to the rear aspect, single radiator.

## Bathroom:

Refitted suite comprising panelled bath with power shower with tiling to ceiling, low level WC, pedestal wash hand basin, three half tiled walls, extractor, ceramic tiled flooring.

## Outside:



## Front Garden:

Gravelled area with flower beds, driveway leading to garage.

## Garage:

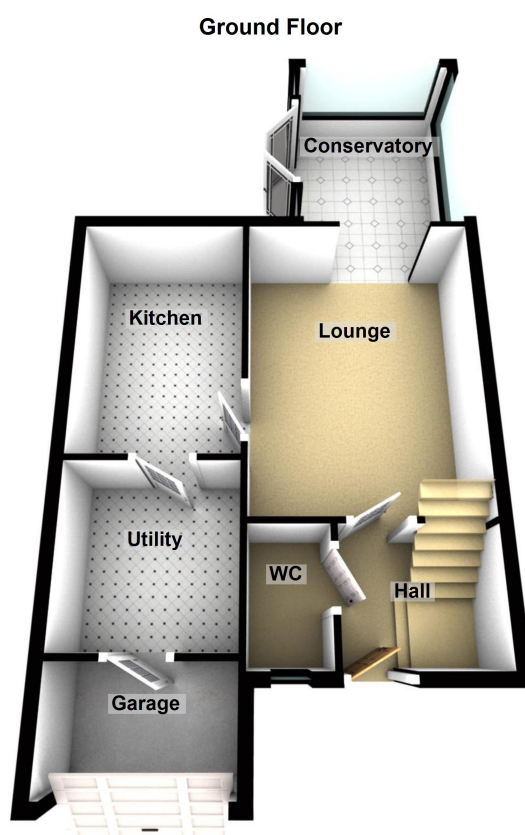
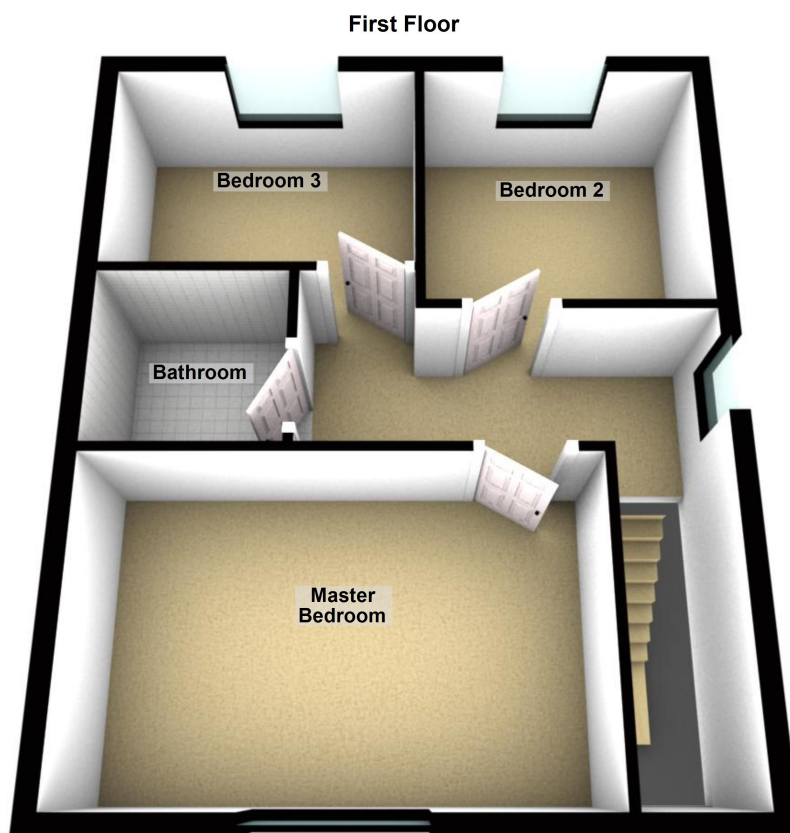
Up and over door. Partially converted.

## Rear Garden:

Enclosed by timber fencing, laid to lawn, flower and shrub borders, paved patio area,

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