

Make the right move!



TOTAL FLOOR AREA: 1848 sq.ft. (171.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**15 Little Greeve Way, Wootton, Northampton.
NN4 6DZ.**

£575,000 Freehold

Edward Knight Estate Agents are delighted to present to the market this exceptionally well presented four bedroom detached David Wilson Executive Home, situated in the highly sought after location of Wootton Fields. In brief the accommodation comprises; entrance hall, WC, lounge, dining room, snug and kitchen. To the first floor there are four double bedrooms with en suite to the master as well as a family bathroom. Externally there are gardens to the front and rear, with the front benefiting from a driveway leading to the integral garage. To the rear is a well established and kept enclosed garden. The property is presented immaculately throughout and has had new kitchen and bathroom suites fitted. Conveniently located in Wootton Fields the property is located close to all major road links with access to the M1 a short drive. The property is sold with no onward chain.

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Entrance Hall

5' 4" x 19' 5" (1.63m x 5.92m) Set foot into large entrance hall, comprises of radiator and door to the front aspect.

Lounge

11' 1" x 19' 3" (3.38m x 5.87m) Double glass doors from entrance hall into lounge. Lounge comprises of radiator and double glazed bay window to the front aspect, remote controlled gas fireplace to the side aspect and a small opening through to the sitting room/snug.

Sitting Room/ Snug

10' 9" x 10' 2" (3.28m x 3.10m) Double glazed UPVC door to the rear aspect leading to garden, with radiator to the side aspect. Alongside the opening from lounge, there is also a door into the entrance hall.

Dining Room

7' 11" x 11' 0" (2.41m x 3.35m) Rounded UPVC double glazed bay window to the rear aspect, looking out onto garden. Radiator to the side aspect.

Kitchen/ Breakfast Room

14' 0" x 13' 7" (4.27m x 4.14m) Modern fitted kitchen suite; integrated fridge/freezer, Neff dishwasher and generous cupboard space. Large island with basin in the middle of the room and dual double glazed doors to the rear aspect, leading into garden.

W/C

5' 5" x 2' 11" (1.65m x 0.89m) Easily accessible downstairs W/C comprising of low flush toilet and hand wash basin. Door into integral garage.

Integral Garage

15' 8" x 17' 8" (4.78m x 5.38m) Large integral double garage with plumbing and work station to the rear aspect, electric garage door. Currently used as home gym/storage with washing machine. Boiler with Hive remote control

First Floor

Master Bedroom with En-Suite

15' 3" x 11' 10" (4.65m x 3.61m) Large master bedroom with radiator and UPVC double glazed window to the front aspect. Integrated wardrobes to the rear aspect and access via door to the en-suite.

En suite : 4' 11" x 10' 9" Three piece suite with walk in shower, hand level basin and low flush W/C. Window and radiator to the front aspect.

Bedroom 2

15' 0" x 14' 4" (4.57m x 4.37m) Double glazed UPVC dormer window and radiator to the front aspect. Integrated wardrobes to the side aspect. An unusually large second bedroom.

Bedroom 3

11' 10" x 10' 1" (3.61m x 3.07m) UPVC double glazed window to the rear aspect, radiator and integral wardrobe to the side aspect.

Bedroom 4

9' 2" x 12' 3" (2.79m x 3.73m) Double glazed UPVC window to the rear aspect with radiator. Integrated wardrobes to the front aspect.

Bathroom

9' 7" x 6' 2" (2.92m x 1.88m) Four piece suite comprising of; Walk in shower unit, bath with shower over, hand level basin and low flush W/C. Double glazed UPVC window to the rear aspect.

Gardens

Front Garden

Small lawn and shrub boarder with pathway leading to the front entrance. Double width driveway, leading to the integral double garage.

Rear Garden

An established landscaped garden which contains paved patios with a lawn centre piece, surrounded by established boarders containing shrubbery and small trees. Enclosed with timber panelled fencing, with gated pedestrian access to the side.

