

**38 Curlbrook Close
Wootton
NORTHAMPTON
NN4 6BS**

£280,000



- **REFITTED KITCHEN/DINER**
- **REFITTED CLOAKROOM W.C.**
- **CONSERVATORY**
- **COMPLETE UPPER CHAIN**

- **REFITTED BATHROOM**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **ENERGY PERFORMANCE RATING: TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

A superbly presented three bedroom home set in a cul-de-sac location in the sought after area of Wootton Fields. The accommodation comprises an entrance hall, refitted downstairs cloakroom W.C., sitting room with a contemporary media wall, stylish and modern refitted kitchen/diner with Neff appliances and a conservatory on the ground floor. To the first floor there are three bedrooms and a refitted bathroom. Externally there is off road parking on the drive to the side and gardens to the front and rear. Benefits include uPVC double glazing, gas fired radiator heating and easy access to local schools, shops and amenities.

Entrance Hall

Entered via a composite door, doors to the sitting room and W.C., laminate flooring, radiator.

Sitting Room

15'9 max x 14'4 (4.80m max x 4.37m)

Stairs rising to the first floor landing, radiator, media wall with television point, door to the kitchen/diner.

Kitchen Diner

14'4 x 8'2 (4.37m x 2.49m)

Refitted with a modern range of Wall and base level units with complementary work surfaces over, inset sink drainer, integrated Neff appliances including a double oven with microwave, induction hob and extractor hood over, fridge freezer, plumbing for a washing machine, under stairs storage cupboard with space for a tumble drier, tiled flooring, double glazed window to the rear elevation.

Conservatory

Of uPVC construction over a dwarf wall, double glazed doors and windows to the rear elevation and garden, power and light connected.

Downstairs W.C.

Fitted with a suite comprising: a low level W.C. and a vanity unit housing a wash basin. double glazed window to the front elevation, radiator.

First Floor Landing

Double glazed window to the side elevation, doors to the first floor rooms, loft access.

Bedroom One

13'5 x 8'2 (4.09m x 2.49m)

Double glazed window to the front elevation, radiator.

Bedroom Two

10'5x 8'2 (3.18mx 2.49m)

Double glazed window to the rear elevation, radiator.

Bedroom Three

10'2 max x 6'2 (3.10m max x 1.88m)

Double glazed window to the front elevation, radiator, airing cupboard over stairs.

Bathroom

Refitted with a suite comprising: a panelled bath with a shower over, low level W.C. and a vanity unit housing a wash basin, double glazed window to the rear.

Front Garden

Laid mainly to gravel with a path to the front door.

Driveway

A drive to the side provides off road parking for two cars and gated access to the rear garden,

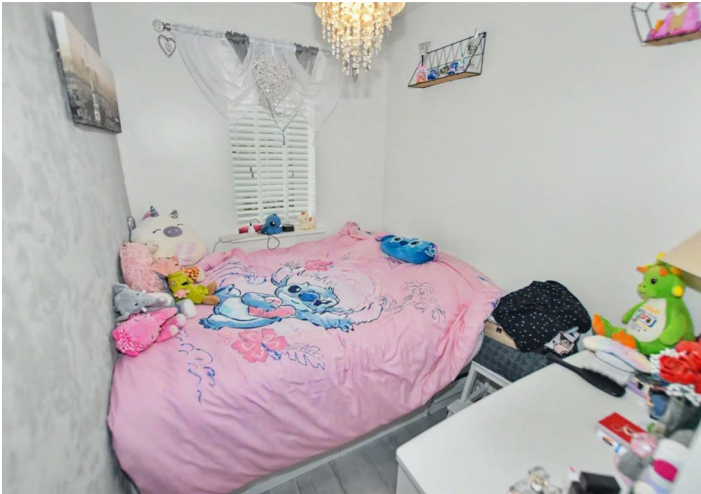
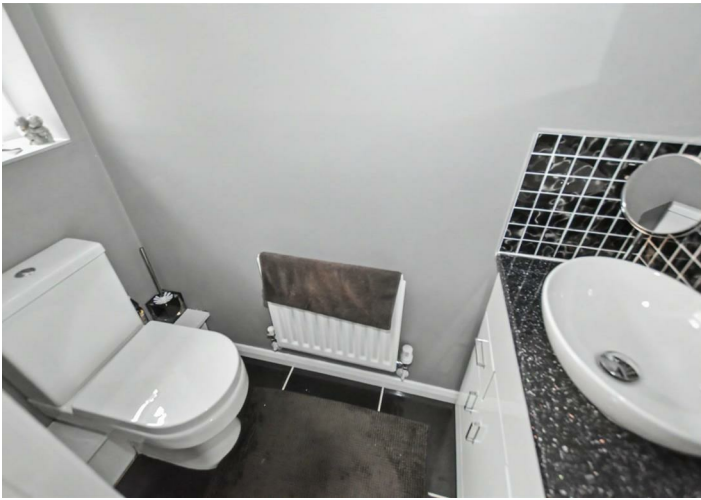
Rear Garden

Laid mainly to lawn, paved patio area, decked seating area, hardstanding for a garden shed.

Agents Notes.

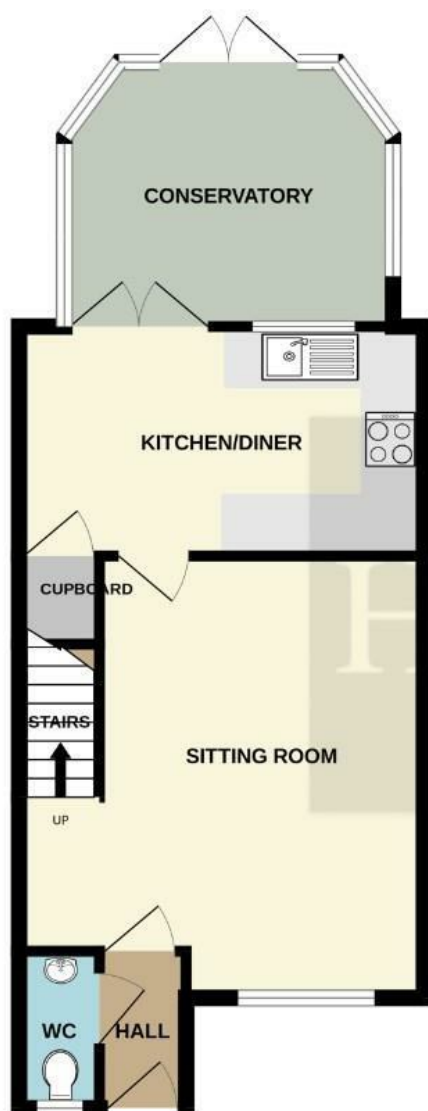
Local Authority West Northants

Council Tac Band: C

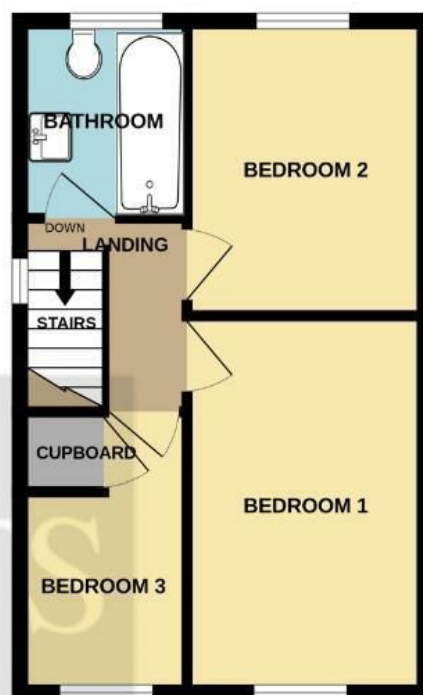




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.

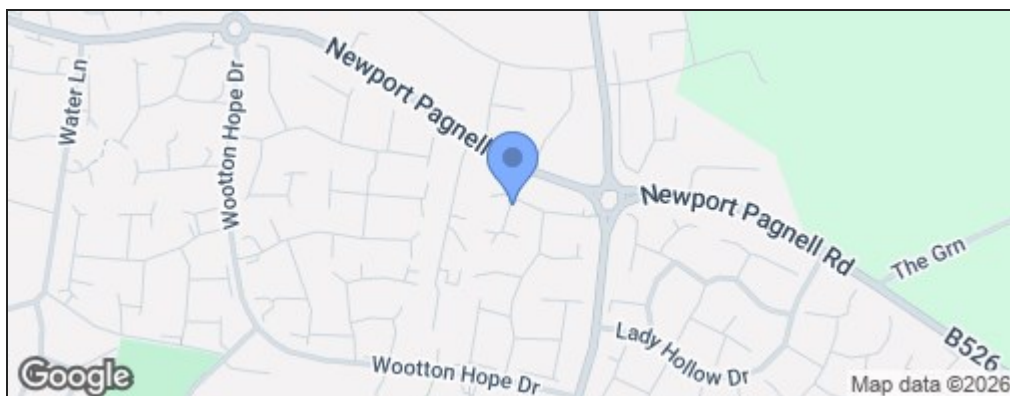


TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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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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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.