

**11 Chestnut Avenue  
Wootton  
NORTHAMPTON  
NN4 6LA**

**£535,000**



- **EXTENDED DETACHED HOME**
- **SUPERBLY PRESENTED THROUGHOUT**
- **SOUGHT AFTER LOCATION**
- **OFFICE/STUDY**

- **ONE BEDROOM ANNEXE**
- **MODERN OPEN PLAN KITCHEN DINER**
- **THREE FURTHER LARGE BEDROOMS**
- **ENERGY PERFORMANCE RATING TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

With a large one bedroom annexe to the side this extended and superbly modernised, detached family home is situated in the heart of Wootton. close to local schools, shops and amenities. The ground floor accommodation comprises an entrance hall, sitting room with a log burner, study/office, a large open plan kitchen/family dining room with a stylish and modern fitted kitchen, utility room and a shower room/W.C. To the first floor, there are three generously sized double bedrooms and a refitted family bathroom. The annexe is connected by an inner hallway and comprises an open kitchen/living room. double bedroom with an en-suite and a walk-in wardrobe. Externally there are gardens to the front and rear and a driveway to the side offers off road parking for several vehicles. Internal viewing is essential to fully appreciate the scope of the accommodation on offer and further benefits include double glazing and gas fired radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, stairs rising to first floor, built-in storage cupboard, doors leading to:

### **Shower Room**

Refitted with a four piece suite comprising low level WC, vanity unit with inset sink, double shower cubicle with fitted shower over, full height tiling to all walls, chrome ladder radiator, obscured window to front aspect.

### **Study**

7'10" x 8'10" (2.4 x 2.7)

Window to front aspect.

### **Sitting Room**

22'10" x 13'5" (6.96 x 4.11)

Window to front aspect, fireplace with log burner, glass panel double doors leading to:

### **Kitchen/Diner/Family Room**

25'0" max x 22'0" max (7.63 max x 6.72 max)

### **Kitchen**

Refitted with a range of wall and base level units with granite work surface over, stainless steel sink with mixer tap over, built-in electric oven, fitted induction hob with extractor hood over, built-in dishwasher, space for America style fridge/freezer, under unit led lighting, tiled splash backs, wooden flooring, door to utility room, open plan to:

### **Diner/Family Area**

Window and door to side, full width bi-folding doors to rear garden.

### **Utility Room**

9'3" x 7'2" (2.83 x 2.19)

Fitted with wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, space and plumbing for washing machine and tumble dryer, tiled splash backs, tiled flooring, window to rear aspect, door to:

### **Inner Hallway**

Door leading to annex.

### **Annex Kitchen/Living Room**

13'3" x 16'5" (4.06 x 5.01)

Open plan, comprises of wall and base level units with work surfaces over, built in electric oven, fitted induction hob with extractor hood over, stainless steel sink and drainer unit with mixer tap over, built in dishwasher, built in fridge/freezer, tiled splash backs, built in microwave, under unit lighting, window to front aspect.

### **Annex Bedroom**

14'4" x 10'7" (4.37 x 3.25)

French doors and windows leading to rear garden, door to walk in wardrobe, door to:

### **En Suite**

Refitted with a three piece suite comprising low level WC, pedestal mounted sink, roll top freestanding bath with shower attachment over, tiled splashbacks, tiled flooring, obscured window to side aspect.

### **Walk in Wardrobe**

11'11" x 6'1" (3.64 x 1.86)

### **First Floor**

#### **Landing**

Doors to all rooms.

#### **Bedroom One**

9'10" x 13'4" (3.02 x 4.07)

Window to front aspect.

#### **Bedroom Two**

11'3" x 11'0" (3.45 x 3.37)

Window to side aspect.

#### **Bedroom Three**

8'9" x 10'8" (2.69 x 3.27)

Window to rear aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level WC, pedestal with mounted sink, panel bath, full height tiling to all walls, tiled flooring, obscured window to rear aspect.

### **Externally**

#### **Front Garden**

Laid to lawn and driveway, off road parking for several cars.

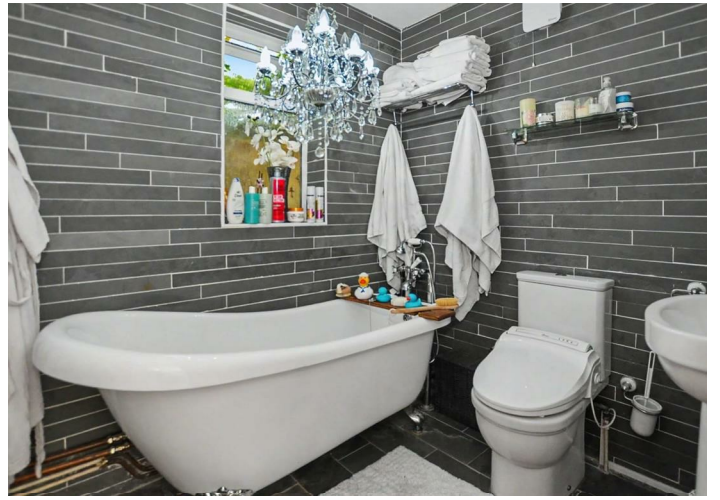
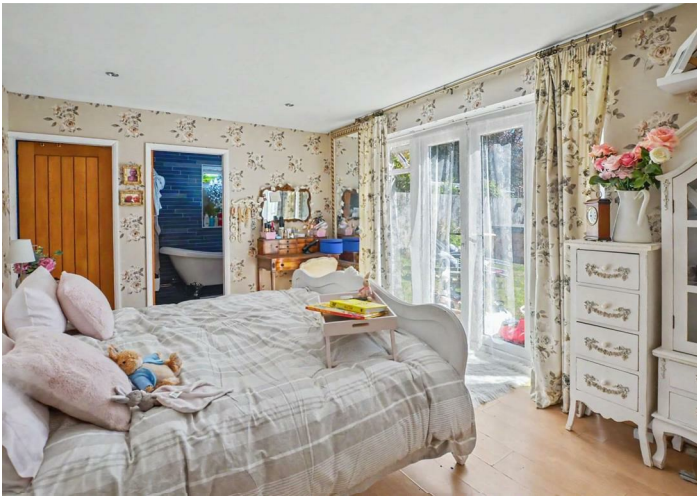
#### **Rear Garden**

Laid mainly to patio and lawn, enclosed by timber fencing, gated side access, various establish plants, shrubs and trees.

### **Agents Notes**

Council Tax Band: E

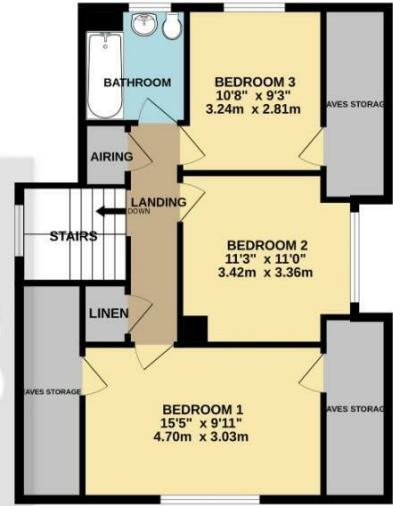




GROUND FLOOR  
1615 sq.ft. (150.0 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.2 sq.m.) approx.

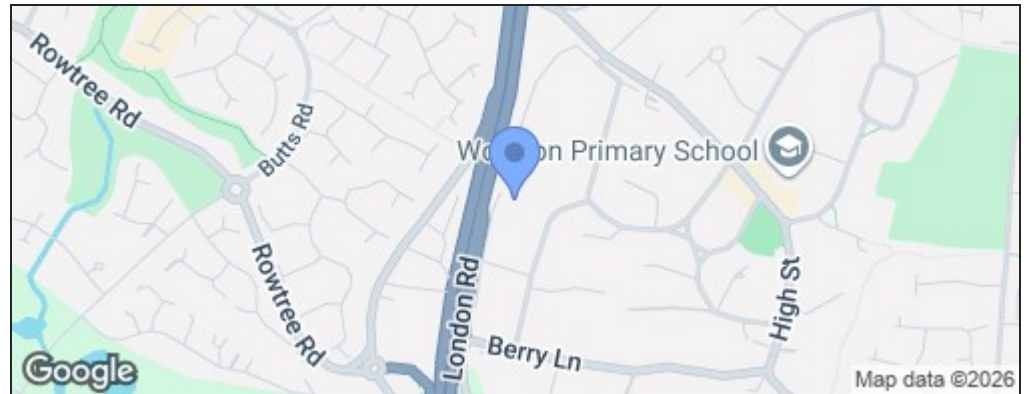


TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	78
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.