21 Harebell Road
Wootton
NORTHAMPTON
NN4 6FY

£319,995

- SEMI DETACHED
- THREE BEDROOMS
- MASTER WITH EN SUITE
- UPVC DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- SINGLE GARAGE
- ENERGY EFFICIENCY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern, recently constructed, three bedroom semi detached property situated in the sought after area of St Georges Field near Wootton Fields. The accommodation comprises in brief; entrance hall, cloakroom, large lounge, kitchen/dining room, utility room, master bedroom with en suite shower room, two further bedrooms and family bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, single garage and off road parking for three cars with electric charge point and gardens to front and rear.

Ground Floor

Entrance Hall
Stairs leading to first floor landing, amtico flooring, radiator, doors to:

Cloakroom
Suite comprising low level WC, hand wash basin, amtico flooring, radiator, tiled splash areas.

Lounge
18'7" max x 16'7" max (5.67 max x 5.07 max)
Triangle shape, fireplace, radiators, UPVC double glazed windows to front and rear.

Kitchen/Dining Room
15'5" x 9'6" (4.72 x 2.90)
Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for dishwasher, atico flooring, radiator, UPVC double glazed windows to front and side,UPVC double glazed French doors to rear, door to:

Utility Room
Comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, amtico flooring, radiator, door to rear, plumbing for washing machine.

First Floor

Landing
Loft access, built in airing cupboard, radiator, UPVC double glazed windows to front and rear, doors to:

Bedroom One
13'2" x 8'8" (4.03 x 2.65)
Radiator, built in wardrobe, UPVC double glazed window to front, door to:

En Suite Shower Room
Suite comprising tiled shower cubicle with shower unit above, low level WC, hand wash basin, radiator, UPVC double glazed window to rear.

Bedroom Two
9'8" x 7'8" (2.95 x 2.36)
Radiator, UPVC double glazed window to front.

Bedroom Three
9'8" x 7'4" (2.95 x 2.26)
Radiator, UPVC double glazed window to rear.

Bathroom
Suite comprising bath unit, low level WC, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to front.

Externally

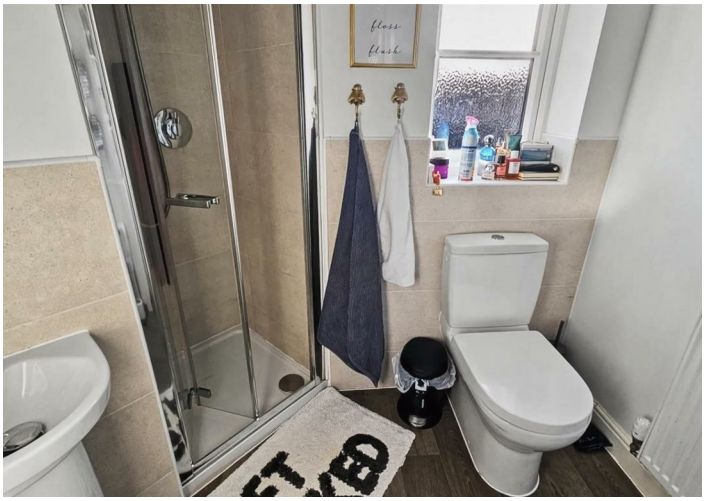
Front Garden
Mainly laid to lawn, driveway for off road parking for two cars, further block paved area for off road parking, single garage.

Garage
Up and over door, power and light connected, door to rear garden.

Rear Garden
Paved patio area leading to artificial lawn, gated side access.

Agents Notes
Council Tax Band: C

hello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TIMES TABLES
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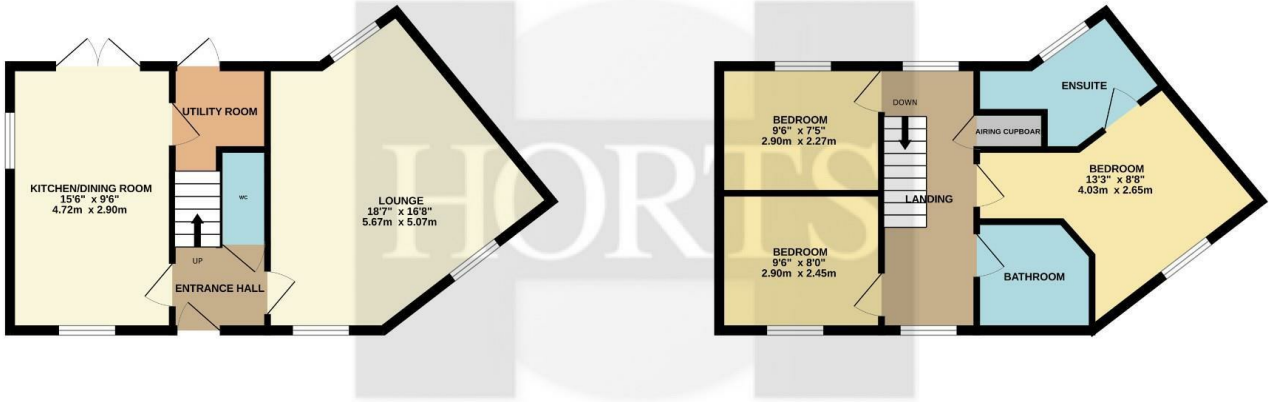
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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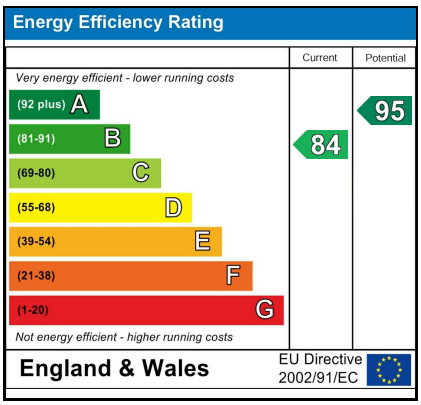

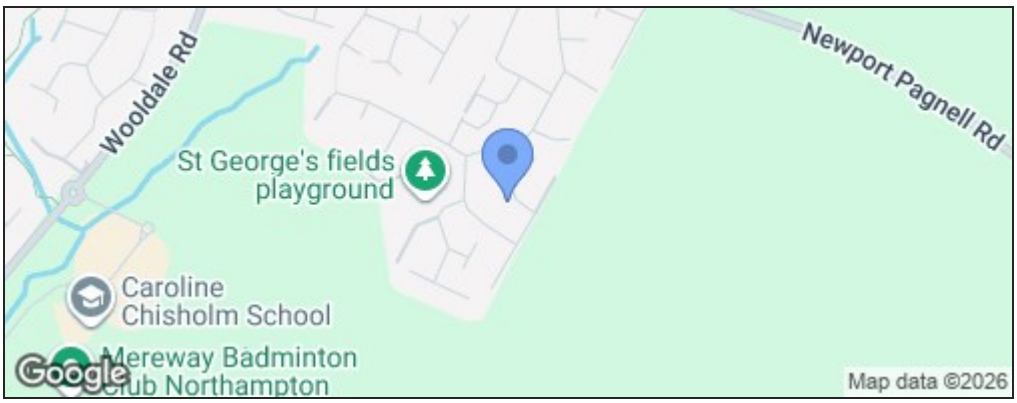

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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.