



26 Walkers Way, Wootton, Northampton, NN4 6JB

A most impressive David Wilson built four bedroom detached property situated within this most sought after location. The property has been excellently maintained and improved by the current owners to include a re-fitted kitchen and bathrooms. The accommodation comprises entrance hall, cloakroom/WC, lounge, dining room, kitchen/family room, four bedrooms, en-suite shower room and family bathroom with separate double shower cubicle. Externally the front of the property offers a generous block paved driveway which leads to a double integral garage. The property also enjoys a larger than average area to the side of the property which has also been block paved and could be utilised as additional parking. The rear garden has been well landscaped as well. The property also offers uPVC double glazing and gas radiator central heating. An early viewing is highly recommended.

£500,000

ACCOMMODATION

Ground Floor

Entrance Hall

Entrance through recently installed composite entrance door, radiator, telephone point, stairs to first floor landing, coving, Italian wood flooring, heating thermostat, doors to:

Cloakroom/WC

Re-fitted suite comprising close coupled WC, wash hand basin, tiled splash backs, ceramic tiled floor, extractor.



Lounge

18' into bay x 11' 7" (5.49m x 3.53m) Double doors from Hallway, double glazed bay window to front aspect, two radiators, coving, spotlights, fireplace with surround and hearth, Italian wood flooring, double doors to:

Dining Room

10' 7" x 10' 1" (3.23m x 3.07m) Double glazed patio doors to rear garden, radiator, coving, Italian wood flooring, doors to Hallway.

Kitchen/Family Room

Kitchen

12' 9" x 10' 7" (3.89m x 3.23m) Re-fitted kitchen comprising one and half bowl single drainer sink unit with cupboards under, range of base and wall mounted units with work surfaces over and tiled splash backs, Italian polished porcelain tiled floor, Smeg range cooker, integrated dishwasher, American fridge/freezer, spotlights, double glazed window to the rear.



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Family Room

13' 9" x 9' 2" (4.19m x 2.79m) Continuation of the Italian tiled flooring, French doors leading to the rear, two double glazed windows to the rear, double radiator, spot lights.

Utility Room

Recently installed composite door to the side, door to Garage, radiator, under stairs storage cupboard, tiled floor, recently installed wall mounted boiler, sink with wall and base cupboards, plumbing for washing machine, gas boiler, Italian tiled flooring

Landing

Access to loft, radiator, cupboard housing hot water cylinder, doors to:

Bedroom One

14' 9" x 10' 5" widening to 17'4" max (4.50m x 3.18m) Double glazed window to front aspect, radiator, telephone point, spotlights, built in wardrobes, door to En-Suite and arch to:

Dressing Area

5' 5" x 5' 3" (1.65m x 1.60m) Double glazed window to front aspect, radiator, dressing table.



En-Suite

Re-fitted suite comprising double tiled shower cubicle, wash hand basin, vanity unit, low level WC, fully tiled walls, ceramic tiled floor, double glazed window to the side, towel radiator.

Bedroom Two

12' 6" x 11' 8" (3.81m x 3.56m) Double glazed window to front aspect, radiator, built in wardrobes.

Bedroom Three

11' 8" x 11' 7" (3.56m x 3.53m) Double glazed window to rear aspect, radiator, built in wardrobes.

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Bedroom Four

14' x 9' 3" (4.27m x 2.82m) Double glazed window to rear aspect, radiator, telephone point, built in wardrobe.

Bathroom

Re-fitted four piece suite comprising panelled bath with shower attachment, low level WC, wash hand basin, vanity unit, separate double tiled shower cubicle, double glazed window to the rear, towel radiator.



Front Garden

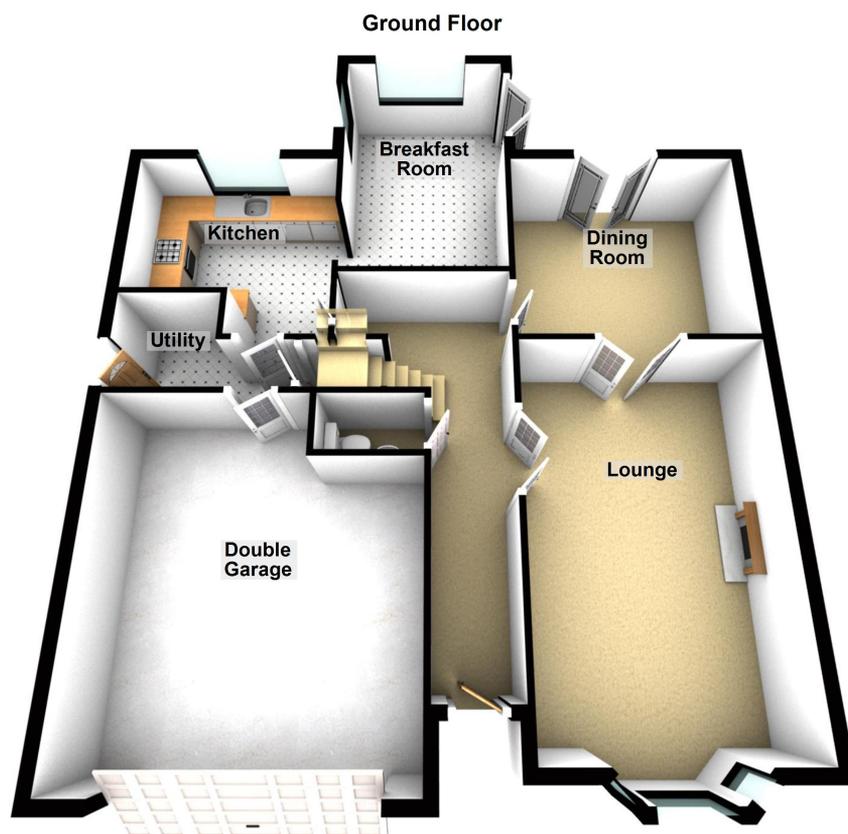
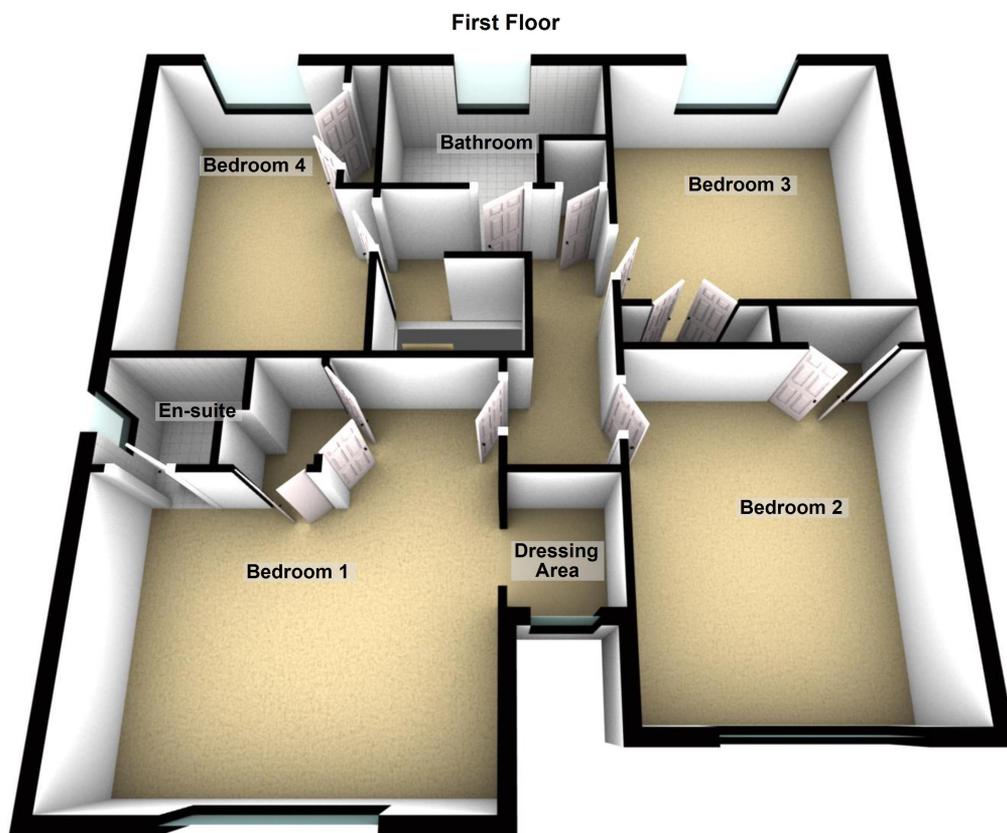
Generous block paved driveway currently providing off road parking for three vehicles, lawn, flower beds, gated side access to additional block paved area.

Double Garage

Up and over door, power and light connected, door to Utility Room.

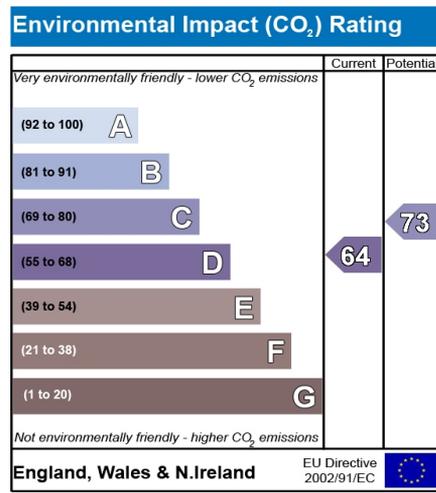
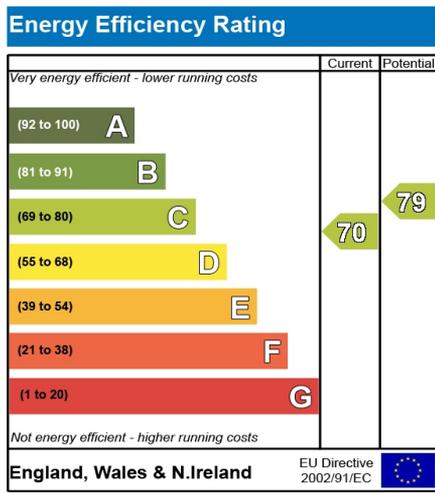
Rear Garden

A well tended rear garden. Mainly laid to lawn, well stocked flower and shrub borders, maturing trees, paved and decking patio's, external tap.



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