# 50 Milton Bridge, Wootton, Northampton, NN4 6AT

**Offered for sale with one of the LARGEST GARDENS IN WOOTTON FIELDS is this immaculately presented four bedroom detached property which is located within a cul-de-sac position. This is a MUST SEE property to appreciate the size of the garden and the potential this offers to extend. The accommodation comprises entrance hall, cloakroom/WC, study, lounge, kitchen/dining room, four bedrooms, en-suite bathroom with separate shower and family shower room. Externally, alongside the super sized plot which houses a large timber summer house, is a detached double garage. Internally the property has been upgraded throughout to include a re-fitted kitchen with range cooker, integrated dishwasher and fridge/freezer and a re-fitted family shower room. The lounge also offers a wood burning stove. The property also offers uPVC double glazing and has gas radiator central heating. An early viewing is strongly recommended.**

# £525,000

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## ACCOMMODATION

## Ground Floor

### Entrance Hall

Entered via uPVC double glazed entrance door, stairs rising to the first floor landing, under stairs storage cupboard, double radiator, thermostat, doors to the lounge, cloaks/W.C., study and kitchen/diner.

### Cloaks/W.C.

uPVC double glazed obscure window to the side aspect, low level W.C., wash hand basin with cupboard under, tiling to splash back areas, radiator.

### Lounge

19' 3" max into bay x 11' 8" (5.87m x 3.56m) uPVC double glazed bay window to the front aspect, two double radiators, wood burning stove, television point, uPVC French double doors to the rear garden, door to the dining area.

### Study

9' 2" including built in furniture x 7' 1" (2.79m x 2.21m) uPVC double glazed window to the front aspect, telephone point.

### Open Plan Kitchen/Dining Area

20' 3" x 17' 7" Max (6.17m x 5.36m) A re-fitted kitchen which is fitted in a wide range of units and worktops, island unit, stainless steel one and a half bowl single drainer sink unit with mixer taps, range cooker, extractor hood, integrated dishwasher, washing machine and fridge/freezer, further range of wall mounted units with extractor fan, radiator, gas boiler, uPVC double glazed window to the side and rear, double glazed door to the side.

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## Dining Area

9' 11" x 10' 5" (3.02m x 3.17m) uPVC double glazed bay window and door leading into the rear garden, radiator.

## Galleried Landing

uPVC double glazed window to the front aspect, airing cupboard, access to the loft space with loft ladder, doors to the bedrooms and main bathroom.

## Master Bedroom

13' 6" plus wardrobes x 10' 8" (4.11m x 3.25m) uPVC double glazed window to the rear aspect, radiator, built in wardrobes, door to the en suite.

## En Suite Bathroom

uPVC double glazed window to the rear aspect, the en suite comprises, low level W.C., vanity wash hand basin with mixer taps and cupboards under, twin grip panel bath with mixer taps and shower attachment, fully tiled shower cubicle, chrome heated towel rail, shaver point.

## Bedroom 2

10' 8" x 10' 1" (3.25m x 3.07m) uPVC double glazed window to the rear aspect, radiator.

## Bedroom 3

10' 3" x 8' 6" plus wardrobes (3.12m x 2.59m) uPVC double glazed window to the front aspect, radiator, built in wardrobes.

## Bedroom 4

8' 10" x 6' 6" (2.69m x 1.98m) uPVC double glazed window to the front aspect, radiator.

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## Shower Room

uPVC double glazed obscure window to the side aspect, the bathroom is fitted in a suite tiled shower cubicle with mains fed shower unit, low level W.C., vanity wash hand basin with cupboards under, tiling to splash back areas, shaver point, chrome heated towel rail.

## Detached Double Garage

Twin up and over doors, power and light connected, personal door to the side, window to the garden, outside tap to the rear of the garage.

## Front Garden

The front garden is laid mainly to lawn with shrub and flower planting areas, there is a large double width driveway with off road parking for several vehicles which leads to the double garage, gated side access..

## Rear Garden

The rear garden is very large for the local area and it has been substantially landscaped. To the bottom side and rear area there is a paved seating area, an outside tap. The garden has been divided into many different levels with a large timber summer house. There are a variety of maturing trees, flower beds, greenhouse and shed.

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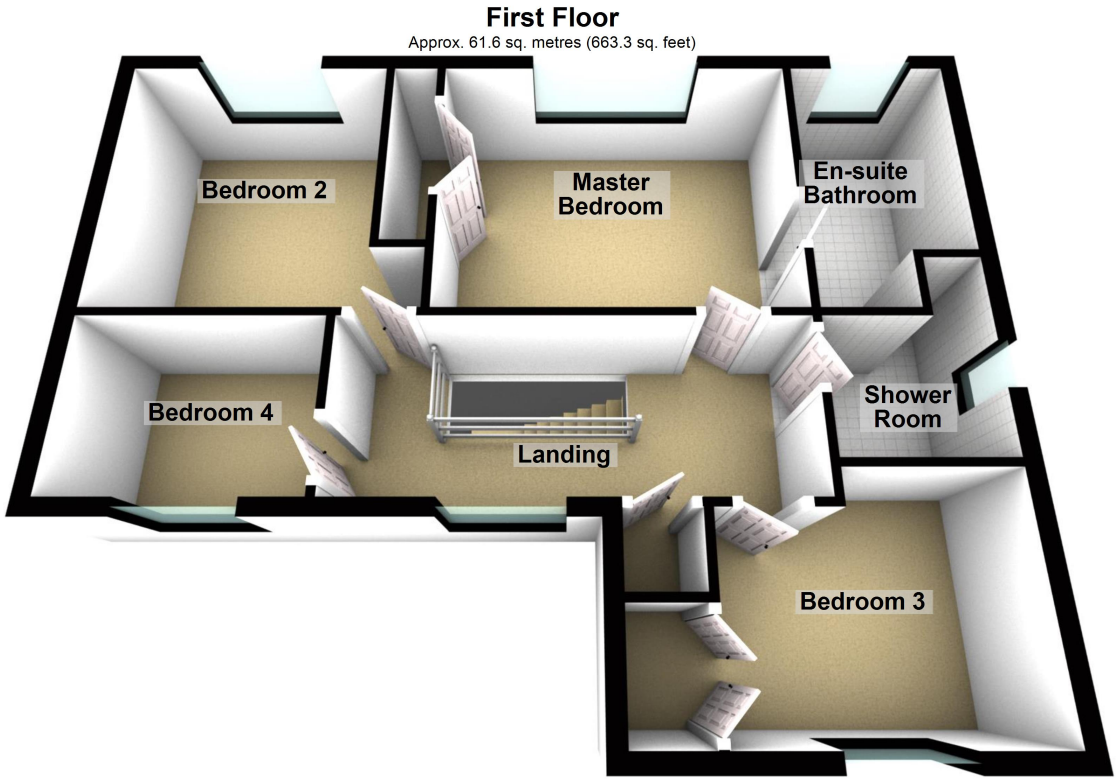


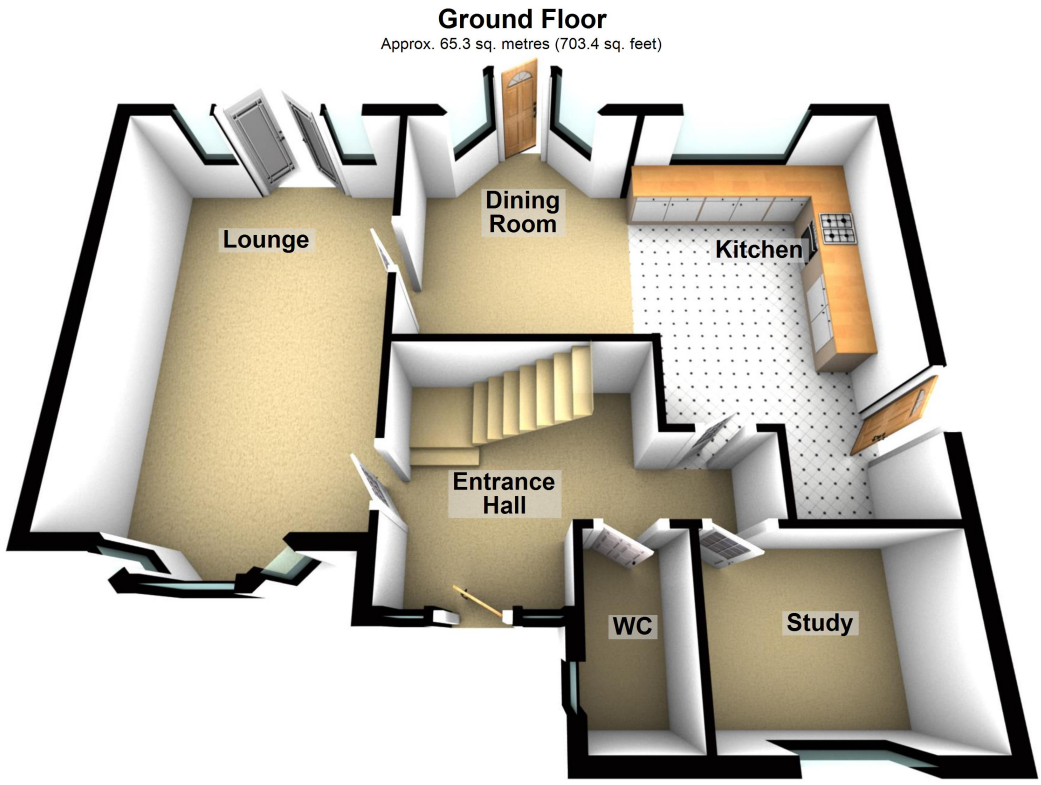


Total area: approx. 127.0 sq. metres (1366.7 sq. feet)

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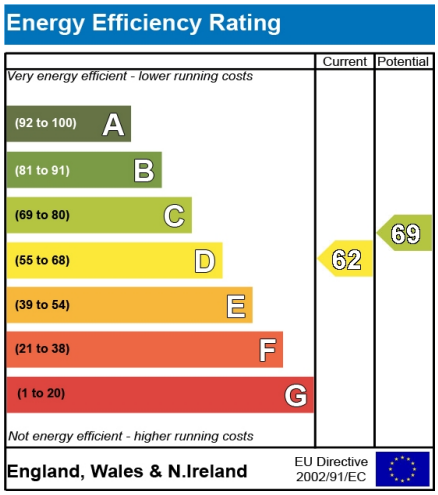


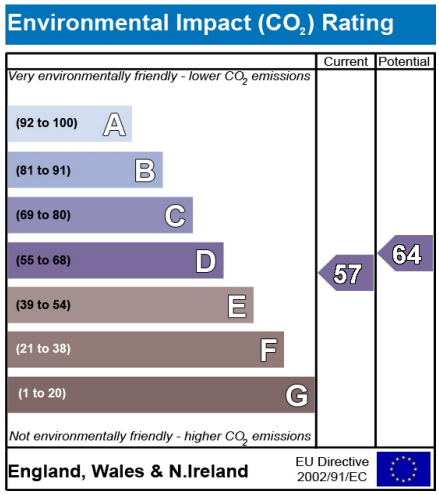

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