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Breezehill, Wootton Fields
Northampton
Northamptonshire, NN4 6AG
£500,000 - Guide Price Detached

4 2 3



Department: Sales

Tenure: Freehold



STUNNING FAMILY DETACHED HOUSE SITUATED IN THIS HIGHLY REGARDED NO-THROUGH DEVELOPMENT IN WOOTTON FIELDS, WITH EXCELLENT LOCAL SCHOOLING AND OTHER AMENITIES NEARBY AND CLOSE TO THE SOUTHERN RING ROAD AND M1 MOTORWAY.

GROUND FLOOR

- STUDY
- PLAYROOM
- WC
- UTILITY
- OPEN PLAN LIVING/KITCHEN

FIRST FLOOR

- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN





THE PROPERTY

STUNNING FAMILY DETACHED HOUSE situated in this highly regarded no-through development in Wootton Fields, with excellent local schooling and other amenities nearby and close to the southern Ring Road and M1 Motorway.

The greatly improved accommodation offers an open fronted porch with composite door into an entrance hall, cloakroom/WC, study, playroom, utility with door to side, fabulous extended family living space with room for sofas and dining table and having re-fitted kitchen units with built in 'NEFF' appliances and bi-fold doors to garden.

To the first floor is a landing with doors to four bedrooms (master with re-fitted stylish en-suite) and a family bathroom.

Outside the frontage is open plan with double width driveway and a side gate to an enclosed rear garden with metal storage shed.

EPC Rating: TBC. Council Tax Band: D







MATERIAL INFORMATION

| | |
|----------------------|--|
| Type | Detached |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Band D |
| EPC Rating | Ask Agent |
| Electricity Supply | Mains |
| Gas Supply | Mains |
| Water Supply | Mains |
| Sewerage Supply | Mains |
| Broadband Supply | Ask Agent |
| Mobile Coverage | Depends on provider |
| Heating | Gas Central Heating |
| Parking | Off-street |
| EV Charging | Ask Agent |
| Accessibility | Ask Agent |
| Coastal Erosion Risk | Ask Agent |
| Flood Risks | Has not flooded in the last 5 years, No flood defences |
| Mining Risks | Ask Agent |
| Restrictions | Ask Agent |
| Obligations | No restrictions, No private right of way, No Public right of way |
| Rights and Easements | Ask Agent |

LOCATION

Wootton Fields and Simpson Manor are modern developments occupying land to the north and east of Wootton village including the old army barracks site. With its own nursery, primary and secondary school facilities, the development also has a small precinct in Tudor Court, with various amenities including pharmacy, small supermarket, take away food and vet. A large garden centre can also be found along the main Newport Pagnell Road which runs to north of these urban areas. Other nearby main roads include the A508, A45 and M1 making this a popular location for commuters. Regular bus services also operate to Northampton town centre (4 miles away) where the train station offers mainline access to London Euston and Birmingham New Street

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

