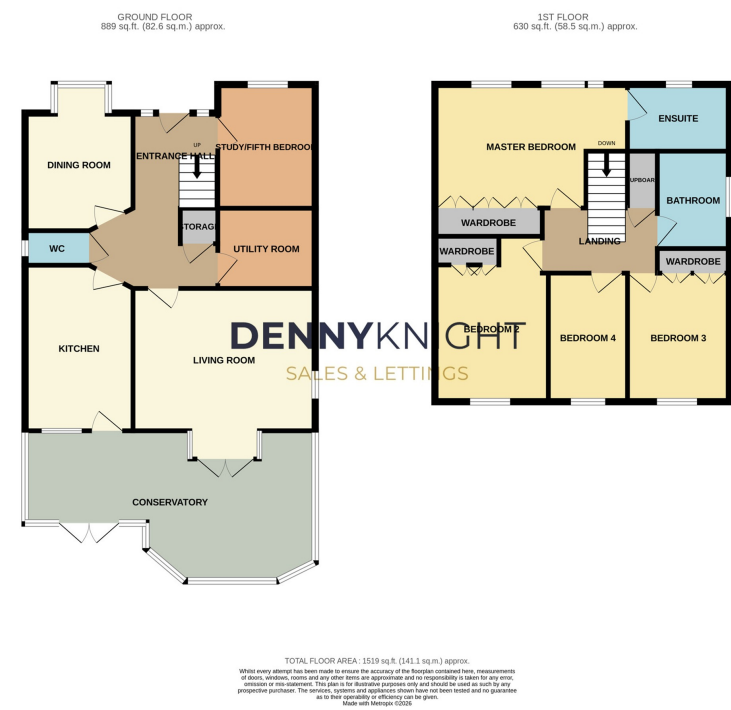


Make the right move!



22 Stoke Firs Close, Wootton, Northampton.
NN4 6AF. £440,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market, this well-proportioned detached family home, situated in the highly sought-after village of Wootton. The home offers versatile accommodation extending to over 1,500 sq.ft., making it an ideal choice for growing families seeking both space and convenience.

The ground floor is thoughtfully arranged, featuring a welcoming entrance hall leading to a generous living room with doors opening into a bright conservatory, creating an excellent space for both relaxing and entertaining. The separate dining room is perfect for family meals and special occasions, whilst the fitted kitchen is complemented by a practical utility room. A ground floor WC adds further convenience, and the

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

ground floor

Entrance Hall

6' 2" x 12' 1" (1.88m x 3.68m)

Dining Room

8' 10" x 9' 8" (2.69m x 2.95m)

Comprising of; Bay fronted UPVC double glazed windows to the front aspect. Radiator.

Study/Fifth Bedroom

8' 0" x 9' 6" (2.44m x 2.90m)

Comprising of; UPVC double glazed window to the front aspect. Radiator.

Utility Room

8' 0" x 6' 7" (2.44m x 2.01m)

Comprising of; Wall mounted boiler. Storage units. Sink and draining board. Space and plumbing for washing machine & Dryer. Extractor fan fitted.

W/C

5' 4" x 2' 10" (1.63m x 0.86m)

Comprising of; W/C. Hand wash basin with mixer tap. UPVC double glazed window to the side aspect.

Kitchen

8' 9" x 13' 7" (2.67m x 4.14m)

Comprising of; Eye level and base level kitchen units. Sink, draining board and mixer tap over. Electric oven and grill. Gas hob with extractor fan over. Breakfast bar seating. Dishwasher. Space for fridge/freezer. Radiator. UPVC double glazed window to the rear aspect. Door leading to Conservatory.

Living Room

14' 11" x 11' 9" (4.55m x 3.58m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed bay with double doors leading to Conservatory and window to the side aspect.

Conservatory

23' 4" x 12' 4" (7.11m x 3.76m)

Comprising of; UPVC double glazed surround. Double doors leading to rear garden. Radiators.

first floor

Master Bedroom

15' 8" x 10' 3" (4.78m x 3.12m)

Comprising of; Carpet flooring. Large UPVC double glazed windows to the front aspect. Built in wardrobe storage. Radiator.

Ensuite to Master

8' 5" x 5' 6" (2.57m x 1.68m)

Comprising of; Heated towel rail. Shower cubicle with shower over. W/C. Hand wash basin with mixer tap over. UPVC double glazed window to the front aspect.



Bedroom Two

8' 11" x 13' 9" (2.72m x 4.19m)

Comprising of; Carpet flooring. Radiator. Built in wardrobe storage. UPVC double glazed window to the rear aspect.

Bedroom Three

8' 5" x 10' 6" (2.57m x 3.20m)

Comprising of; Carpet flooring. Radiator. Built in wardrobe storage. UPVC double glazed window to the rear aspect.

Bedroom Four

6' 6" x 10' 6" (1.98m x 3.20m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

Family Bathroom

5' 11" x 8' 0" (1.80m x 2.44m)

Comprising of; Bath with shower over and privacy screen. In-built hand wash basin with countertop space. W/C. UPVC double glazed window to the rear aspect. Heated towel rail.

