



Connells

Frosty Hollow
East Hunsbury Northampton



Entrance Porch

Door to the front elevation with complimentary UPVC opaque double glazed windows either side. Further door opens to the entrance hall.

Entrance Hall

Doors lead off to the living room and open plan kitchen/dining room. Wall mounted radiator and stairs rising to the first floor landing. Courtesy door to the double integral garage.

Living Room

14' 11" into bay x 12' 1" (4.55m into bay x 3.68m)

UPVC double glazed bay window to the front elevation. Feature multi fuel stove, wall lights, TV point, wall mounted radiator and coving to ceiling. Connecting door to the dining area.

Open Plan Kitchen/ Dining Room

31' x 9' 5" max (9.45m x 2.87m max)

Kitchen Area

Modern re-fitted kitchen with a range of wall and base level units and under cabinet lighting. Sink and drainer with swan neck mixer tap over set into work surfaces with complimentary up stands. Integrated appliances comprise washing machine and fridge and freezer. Freestanding range cooker with splash back and stainless steel cooker hood over. UPVC opaque double glazed window to the rear elevation looking out over the private rear garden, connecting door to the rear lobby and open to the dining area.

Dining Area

Space for a six to eight seater dining table and chairs. UPVC double glazed French door with complimentary UPVC double glazed windows either side and leading to the family room. Wall mounted radiator, coving to ceiling and connecting doors to the living room and work from home office.

Family Room

18' 3" x 14' 2" (5.56m x 4.32m)
Spacious family room with a vaulted ceiling with two Velux skylights set in providing a good degree of natural light. UPVC double glazed window to the rear elevation, feature multi fuel stove and UPVC double glazed French doors to the side elevation, with complimentary UPVC double glazed windows either side and leading out to the new decking area. Wall mounted radiator and connecting French doors to the open plan kitchen/dining room.

Home Office

11' 10" x 11' 7" max (3.61m x 3.53m max)

An ideal work from home office, off UPVC construction and providing a good degree of natural light. Double glazed French doors to the front elevation, wall mounted radiator and further double glazed door to the rear elevation leading out to the rear garden. Connecting door to the kitchen/dining room.

Rear Lobby

Door leads off to the downstairs cloakroom and further door to the rear elevation leading out to the rear garden and decking area.

Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to splash back areas and floor. Storage cupboard, UPVC opaque double glazed window to the side elevation and wall mounted radiator.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to five bedrooms, with the fifth doubling as a second home office, and the family shower room. Airing cupboard and access to the loft space

Master Bedroom

16' 1" x 14' 4" (4.90m x 4.37m)

Spacious master bedroom with UPVC double glazed window to the rear elevation. Connecting doors to the en-suite shower room and walk-in dressing room. Wall mounted radiator, coving to ceiling and feature private sauna.

En-Suite Shower Room

Re-fitted three piece en-suite comprising shower cubicle, low level flush w.c and vanity wash hand basin with further tiling to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

Dressing Room

Walk-in dressing room with UPVC double glazed window to the rear elevation. Wall mounted radiator and built-in wardrobes

Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m)

UPVC double glazed window to the rear elevation. Wall mounted radiator and coving to ceiling.

Bedroom Three

10' 10" x 8' 9" into bay (3.30m x 2.67m into bay)

UPVC double glazed bay window to the front elevation. Wall mounted radiator and coving to ceiling.

Home Office/ Bedroom Four

8' 7" max x 6' 10" (2.62m max x 2.08m)

UPVC double glazed window to the rear elevation. Wall mounted radiator and coving to ceiling.

Bedroom Five

9' 1" x 6' 9" (2.77m x 2.06m)

UPVC double glazed window to the front elevation. Wall mounted radiator and coving to ceiling

Family Shower Room

Three piece suite comprising shower cubicle, low level flush w.c and wash hand basin with tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Outside

Double Garage

Double integral garage with power and lighting connected. Plumbing for washing machine, electric roller door and courtesy door to the entrance hall.

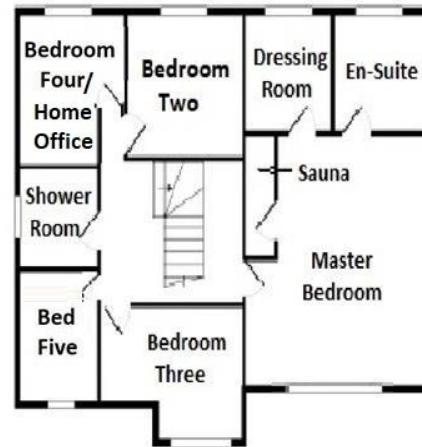
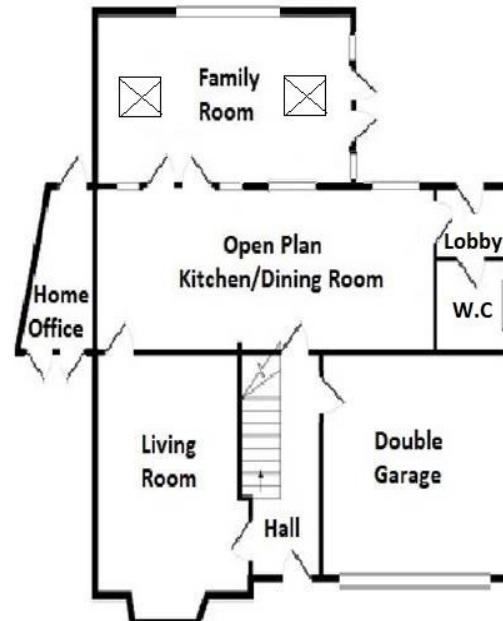
Front Garden

Low maintenance with a gravelled area with planting set in. Block paved pathway to the entrance porch, and block paved double width driveway providing off road parking and leading to the double integral garage. Outside wall lights and gated access to the side leading to the southerly facing and private rear garden.

Rear Garden

A beautiful landscaped and private southerly facing rear garden, which is mainly laid to lawn with flower and shrub borders. Two new decked areas which are ideal for entertaining, one with a pergola over, summer house and two timber storage sheds. Log store and gated access to the side leads to the front of the house.





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EPC Rating: C

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Tenure: Freehold



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