



7 Martlet Close, Wootton, Northampton, NN4 6EX

Situated within the exclusive David Wilson development of 'The Laurels' at the end of a cul-de-sac is the executive five bedroom detached property which is presented in excellent condition throughout. The spacious accommodation comprises entrance hall with split staircase leading to first floor with galleried landing, cloakroom/WC, study, lounge, dining room, kitchen/breakfast room, utility room, five bedrooms, all having built in wardrobes, en-suite shower rooms to the master and guest bedrooms and a family bathroom with a separate shower. Externally the property offers a generous frontage which has potential to create additional off road parking, integral double garage and well tended rear garden. The property also offers uPVC double glazing, gas radiator central heating and a re-fitted John Lewis kitchen. The property is situated close to sought after schools, many local amenities and junction 15 of the motorway. An early viewing is highly recommended.

£650,000

ACCOMMODATION

Ground Floor

Entrance Hall

Entrance through double glazed entrance door, laminate flooring, stairs to the first floor, telephone point, radiator.

Cloakroom/WC

Close coupled WC, wash hand basin, double glazed window to the front, radiator.



Study

11' 7" x 9' 3" into bay (3.53m x 2.82m) Double glazed bay window to the front, radiator, telephone point, French doors leading into the lounge.

Lounge

18' 6" x 11' 7" (5.64m x 3.53m) Stone fireplace with inset real flame gas fire, double glazed French doors to the rear, TV two single radiators.

Dining Room

10' 5" x 10' 3" > 14' 4" into bay (3.17m x 3.12m) Double glazed Bandstand window to the rear, radiator.

Kitchen/Breakfast Room

16' 0" x 13' 8" (4.88m x 4.17m) Re-fitted John Lewis kitchen comprising one and a half bowl sink unit with cupboards under, further range of base and wall mounted units with courtesy lighting, worktop surfaces, Range cooker, extractor hood, plumbing for dishwasher, space for American style fridge/freezer, tiled splash backs, ceramic tiled floor, spot lights, double glazed French doors to the rear, radiator, door to garage.



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Utility Room

8' 1" x 5' 3" (2.46m x 1.60m) Single drainer sink with cupboard under, wall mounted units, plumbing for washing machine, space for tumble dryer, double glazed door to the side, gas boiler, extractor, radiator, ceramic tiled floor, tiled splash backs.

First Floor

Landing

Galleried landing with double glazed window to the front, access to loft, airing cupboard, radiator.

Bedroom 1

13' 7" x 11' 7" (4.14m x 3.53m) Double glazed window to the front, three built in double wardrobes, door leading to vanity room, radiator, telephone point.

En-Suite Shower Room

Re-fitted suite comprising double tiled shower cubicle with mains fed shower unit, low level WC, wash hand basin, towel radiator, tiled splash backs, double glazed window to the side, extractor.



Bedroom 2

13' 11" Max x 12' 8" (4.24m x 3.86m) Double glazed window to the rear, built in wardrobes, radiator.

En-Suite Shower Room

Tiled shower with mains fed shower unit, close coupled WC, wash hand basin, double glazed window to the rear, radiator.

Bedroom 3

13' 11" x 11' 4" (4.24m x 3.45m) Double glazed window to the front, built in wardrobes, spot lights, radiator.

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Bedroom 4

10' 9" x 8' 10" (3.28m x 2.69m) Double glazed window to the rear, built in wardrobe, radiator.

Bedroom 5

8' 10" x 8' 10" > 10' 10" (2.69m x 2.69m) Currently used as a home office. Double glazed window to the rear, radiator, built in wardrobe, telephone point.



Bathroom

Four piece suite comprising panelled bath, close coupled WC, wash hand basin, separate tiled shower cubicle with mains fed shower unit, tiled splash backs, double glazed window to the side, towel radiator, spot lights, extractor.

Front Garden

Generous frontage with lawn and maturing trees, block driveway leading to garage, side access.

Double Garage

Twin insulated Hormann sectional doors, power and light connected.

Rear Garden

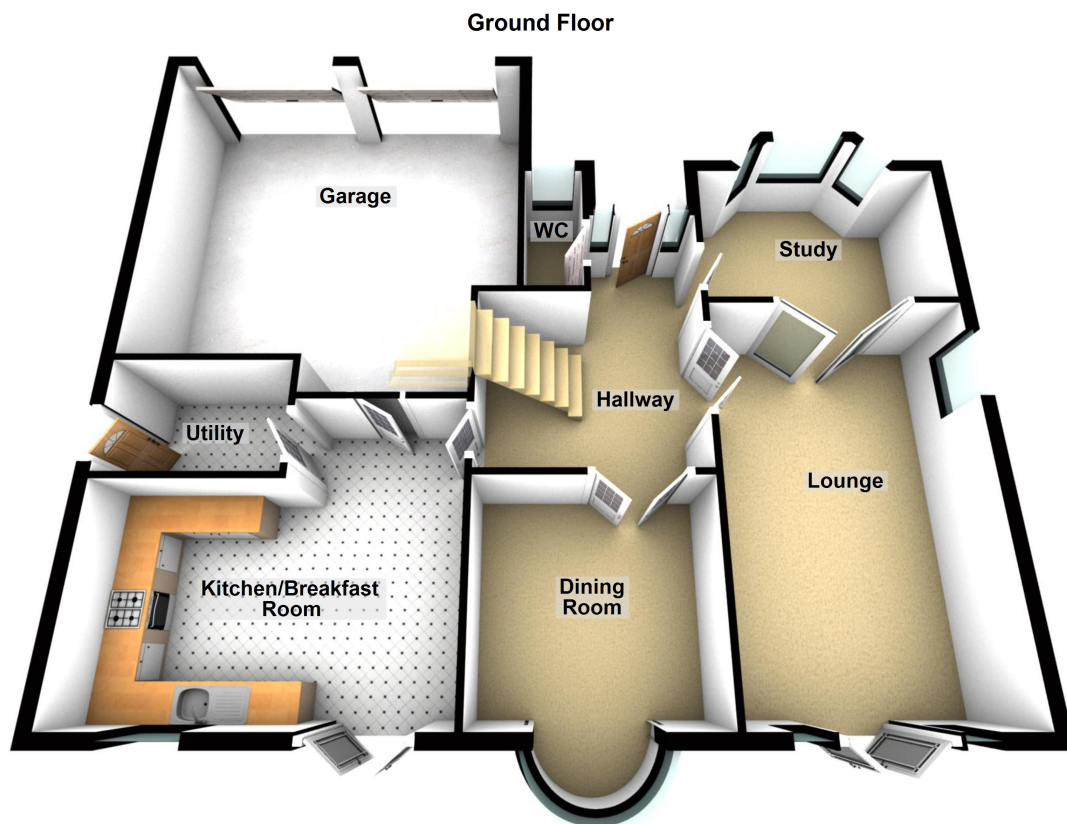
A well tended rear garden, paved patio, lawn flower beds, maturing shrubs, timber shed, external tap and power.

Additional Information

The current owner informs us that 30Mbps Broadband via AirBroadband; is available.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		68
(39 to 54) E	55	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
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