

## SPARTAN CLOSE, NORTHAMPTON, NN4

**£450,000**

A Very Attractive Four Bedroom Family Home In  
The Superb Area Of Simpson Manor In Wootton.



Chelton Brown are very pleased to offer for sale this beautifully presented Four double bedroom modern detached family home in the very popular area of Wootton, NN4.

The accommodation comprises Entrance Hall with stairs to first floor landing and doors to Lounge, Kitchen and downstairs WC. The lounge has lovely feature fireplace with surround and double doors to dining room which then leads into the garden through patio doors. The Kitchen is fully fitted with a nice range of base and wall mounted units and includes built in double oven, hob, extractor and fridge. The Utility also has a range of fitted units making it a very convenient usable space.

On the first floor off the spacious landing there are four double bedrooms of which the Master has built in Wardrobes and an En-Suite shower room. Bedrooms two and three also benefit from built in wardrobes.

The very attractive rear garden is mainly laid to lawn on two levels.

This home further benefits from downstairs WC, Integral Garage, UPVC Windows and Gas Radiator Central Heating.

Viewing is Highly Recommended.

Awaiting EPC

- Chelton Brown Proudly Present
- Four Double Bedroom Home
- En-Suite To Master
- Separate Reception Rooms
- Fully Fitted Kitchen
- Utility and Downstairs WC
- Integral Single Garage
- Beautifully Manicured Garden
- Off Road Parking For Two Cars
- Viewing Highly Recommended

# SPARTAN CLOSE, NORTHAMPTON, NN4

## Front Exterior

Lawned garden and off road parking for two cars leading to single integral garage.

Hallway 16'6" x 5'11"

Entered via door to front elevation. Radiator. Stairs to first floor landing. Doors to Lounge, Kitchen and downstairs WC.

Lounge 15'4" x 10'8"



UPVC Box bay window to front elevation, radiator, Feature fireplace with surround. double door to dining room.

Dining Room 12'9" x 8'0"



Patio door, door to rear garden. Radiator. Door to Kitchen.

Kitchen 12'9" x 12'0"



Fully fitted kitchen with a range of base and wall mounted units. Built in double oven. Built in hob with extractor over. Built in fridge. Sink and drainer with cupboards under. Radiator. UPVC Window to rear elevation. Door to Utility.

Utility 10'8" x 5'1"



Fitted range of base and wall mounted units with space for washing machine, tumble dryer and fridge. Boiler. Doors to rear garden and integral garage.

Garage

Up and over door to single garage.

WC 5'8" x 2'10"



Low flush WC. Wash hand basin. Radiator.

Landing 8'9" x 6'7"



Doors to all first floor accommodation.

Bedroom 1 12'4" x 14'10"



Very spacious Master bedroom with en-suite shower and built in wardrobes. UPVC Window to front elevation. Radiator.

En-suite 7'6" x 3'10"




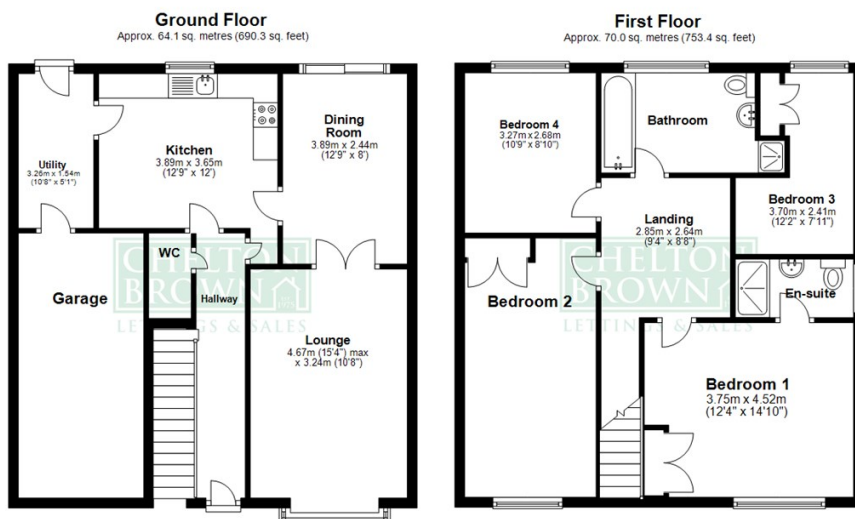
Double walk in shower cubicle. Low Flush WC. Wash hand basin. UPVC Window to side elevation. Radiator.

# SPARTAN CLOSE, NORTHAMPTON, NN4

Price £450,000

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 134.1 sq. metres (1443.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.

