



BERRY LANE

Wootton, Northampton, NN4 6JU



DAVID COSBY
ESTATE AGENTS



Berry Lane

Wootton, NN4 6JU

Total GIA Floor Area | Approx. 225 sqm (2422 sqft)



4 Bedrooms



3 Receptions



2 Bathrooms

Features

- Substantial family home
- Sought after area
- Four double bedrooms
- Two Bathrooms
- Three reception rooms
- Ground floor cloakroom
- 100ft south facing garden
- Off road parking
- Integral garage

Description

A substantial detached family home situated in grounds of nearly a quarter of an acre and located in the sought after area of Wootton, Northampton. The property is of facing brick construction with gable fronted extensions under a pitched and tiled roof. Accommodation includes four double bedrooms; four good-sized reception rooms; a large kitchen / breakfast area; separate utility; dining room with French doors; dual-aspect sitting room; study; family snug; and a beautiful Georgian style conservatory with patio doors opening out onto the south facing rear garden. There is also an integral single garage, with separate pedestrian access and off-road parking for several vehicles. The front aspect is set well back from Berry Lane with a quadrant lawned area and well-tended perimeter hedgerows. The impressive rear garden is over 100ft long and has established trees and shrubs with patios, seating areas, and a delightful vegetable growing area with glass house.



The property is located to the south of Wootton village, in Northampton. This well maintained and popular area boasts a comprehensive range of local amenities and facilities.

The Property

Entrance Porch

The property is accessed via a large gable-fronted porch with part-glazed door and matching full height side casement windows. Floors are finished with slate-effect ceramic tiles and walls are neutrally decorated with perimeter ovolo covings which are fitted throughout the property. A stained oak door with vertical glazing panes opens to the entrance hall.

Entrance Hall

The good-sized entrance hall has cut-pile carpet and stained four-panelled timber doors which open into the principal reception rooms and ground floor cloak room. A flight of timber stairs with turned balustrades and half landing leads to the first floor accommodation.

Family Snug Room

The family snug is located to the front left hand side of the property and provides a peaceful retreat with space for seating and audio visual equipment. A three unit window overlooks the front elevation and floors are finished with cut pile carpet.

Cloakroom

The ground floor cloakroom is fitted with a close-coupled WC and corner wash hand basin with chrome mixer tap and vanity unit below. Floors are finished with matching slate effect ceramic tiles. Mechanical extract ventilation has been installed.

Kitchen / Breakfast Area

An impressive space with contemporary base and wall units fitted with black quartz work surfaces with matching upstands. Floors are finished with slate effect ceramic tiles and there is a projecting breakfast bar area with seating for four / five people. A contemporary sink and-a-half with drainer and chrome mixer tap is located beneath a large two-unit casement window overlooking the rear garden. There is exceptional storage room and space for a large fridge-freezer. A five-burner gas Rangemaster with three-door oven and matching extractor hood over has been installed and a timber four panel door leads to the utility area.

Dining Room

Located to the centre rear of the property, the dining room has French doors with matching side casement windows opening onto the pleasant south facing patio and garden area, making this the perfect space for entertaining.

Sitting Room

The dual-aspect sitting room has a feature Minster-style fireplace surround with fitted open-flame gas fire. Natural lighting is provided by a casement window to the side elevation and full-height French doors with matching sidelights which open onto the Georgian-styled conservatory.



Conservatory

Providing pleasant views over the well-tended south facing garden and access to the patio area, the Georgian styled conservatory is fitted with Ash effect floor boards and has decorative tie-bars to the pitched and hipped roof.

Study

The study is located to the front right-hand side of the property and has built-in storage with shelving. A three-unit window overlooking the front aspect provides natural lighting.

Utility

Located to the side elevation of the property, the utility area has space for a washing machine and tumble drier with double wall mounted unit above. There is a matching black quartz work surface with upstands and a further timber panelled door opens to a useful storage cupboard. A part-glazed door opens to the side elevation, and further natural lighting is provided from a small window.



First Floor Landing

The first-floor galleried landing is a large, bright, and airy space with three-unit window overlooking the front aspect and additional natural lighting from a contemporary ceiling light tube. Floors are finished with cut pile carpet and walls are neutrally decorated. Stained four-panel timber doors open to the principal bedrooms and family bathroom. There is a useful, large airing cupboard with fitted slatted pine shelving and a ceiling hatch provides access to the roof void which is partially boarded for storage purposes.

Master Bedroom

The master bedroom is located to the centre rear of the property and has a large, two unit window overlooking the south facing garden, providing an abundance of natural lighting. There is ample built-in storage space via a contemporary, three-door sliding wardrobe fitted with clothes rails and full-height shelving. A stained timber four panel door opens to the master en-suite.

Master Bedroom En-Suite

A contemporary three-piece suite comprising large shower cubicle with perimeter glazed screen, hinged door and chrome shower rose plus additional shower hose, a contemporary ceramic wash-hand basin with chrome mixer tap and two-door vanity unit below and a contemporary close-coupled WC. Walls are partly finished with stone effect ceramic tiles and a large casement window overlooks the rear garden providing natural lighting and ventilation. Further mechanical ventilation is provided and heating is from a chrome ladder towel rail.

Bedroom Two

Bedroom two is located to the front right-hand side of the property and has two windows providing natural lighting and ventilation. Floors are finished with cut-pile carpet and walls are neutrally decorated. Storage is provided by two, separate wardrobes with fitted clothes rails and upper shelving.

Bedroom Three

Located to the rear right hand side of the property, bedroom three has a large two-unit window overlooking the south facing rear garden. Built-in storage has been provided with clothes rail and upper shelf. Floors are finished with cut pile carpet and walls are neutrally decorated.

Bedroom Four

A further, double bedroom located to the front left hand side of the property with three-unit window overlooking the front garden. Floors have cut pile carpet and walls are neutrally decorated. There is a built-in storage cupboard with clothes rail and upper shelf.

Bathroom

Located to the rear left hand side of the property and with a four-piece suite comprising bath with chrome mixer tap and shower hose, contemporary wash hand basin with pedestal and chrome mixer tap, close-coupled WC, and shower cubicle with hinged, glazed screen. Walls are fitted with full-height ceramic tiling and there is a large casement window overlooking the rear garden providing good natural lighting and ventilation. Further ventilation is provided by a mechanical extract vent and heating is provided by a chrome ladder towel rail.





Grounds

Front Aspect

The front aspect benefits from a large block paved driveway with ample space for parking and providing access to an integral single garage. Gated access to the rear garden is provided to the left hand side elevation where boundaries consist of timber post and panel fencing.

Rear Aspect

The enclosed south facing rear garden has established, well-tended shrubs and trees including Silver Birch and Magnolia. There is a large patio area to the full width of the property accessed from the French doors to the conservatory and dining room. The majority of the garden comprises a central lawned area with perimeter pathways which lead to hidden seating areas. To the rear left hand side of the garden there is an area set aside for vegetable growing and sustainable living with aluminium glass house and timber potting shed. Perimeter boundaries comprise a mixture of timber post and close board fencing.

Garage

The integral garage to the right hand side of the property has an automatic roller shutter door and power and lighting have been fitted. There is a ceiling hatch providing access to the roof void and a full height glazed door to the side elevation provides separate pedestrian access.



Location

The property is located to the south of Wootton village, in Northampton. This well maintained and popular area boasts a comprehensive range of local amenities and facilities.

Commuting is made easy with convenient access to the M1 motorway and Milton Keynes and Northampton train stations with Centra Line to London and Birmingham. The town centre of Northampton is just a short 10-minute drive away and, if you're looking for a change of scenery, the historic cities of Oxford and Cambridge are both within an hour's drive.

Wootton is a superb location for families with young children, with a selection of reputable schools such as Wootton Primary and Preston Hedges. For older children, there are several excellent schools to choose from, including Northampton High School for Girls, Northampton School for Boys, and Quinton House School, as well as Caroline Chisholm and Wootton Park School.

Property Information

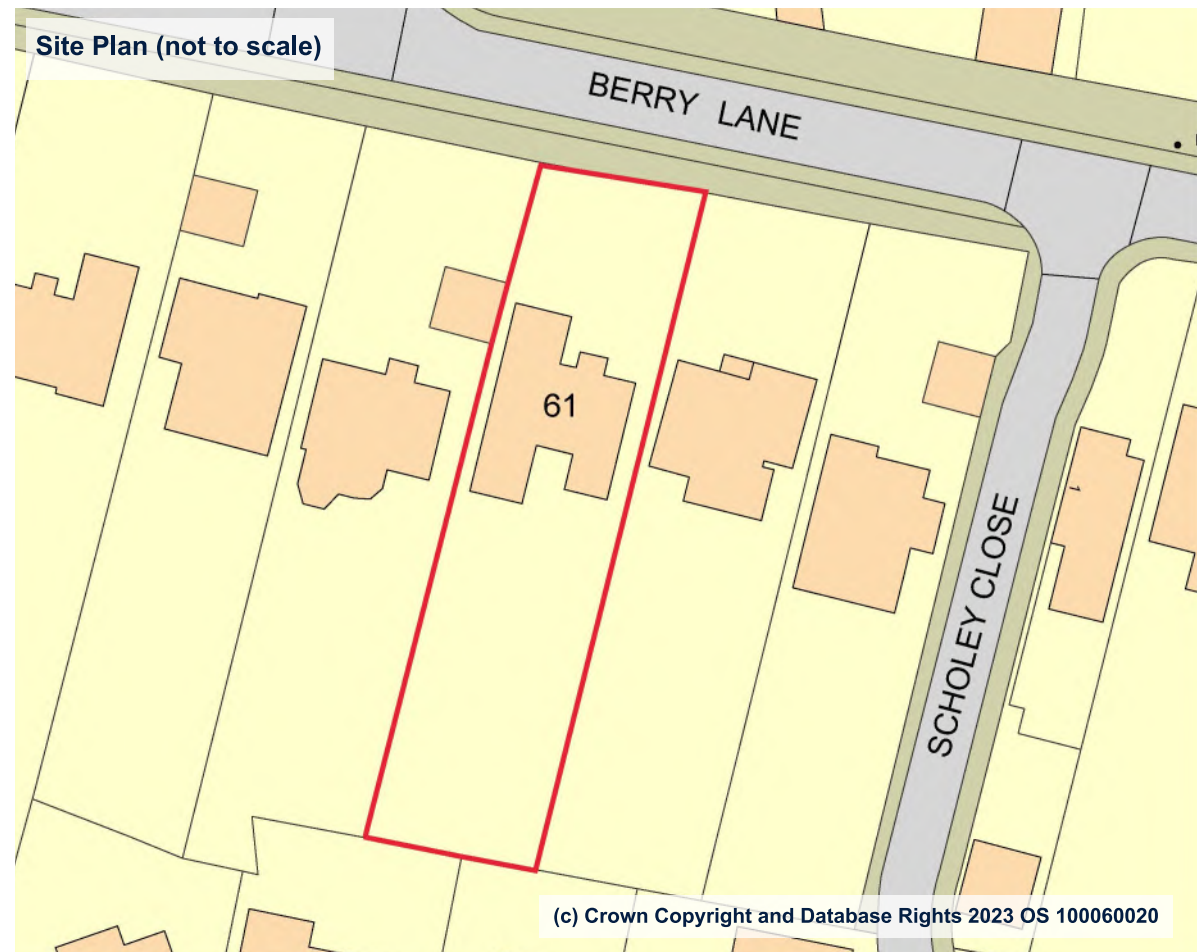
Local Authority: West Northamptonshire Council (Northampton)

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band F **EPC:** Rating TBC

Important Notice

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Approximate GIA (Gross Internal Floor Area) Inc. Garage = 225 sqm (2422 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





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