



Connells

Ash Tree Road
Duston Northampton



Property Description

Inside, the property welcomes you with a bright entrance hall leading to a well-proportioned sitting room, a separate study (ideal for home-office or quiet reading), and a modern kitchen/dining room fitted with integrated appliances and sleek cabinetry. The ground floor also includes a convenient WC/utility suite.

Ascending to the first floor you'll find four generously-sized bedrooms. The master bedroom benefits from a private ensuite, while the further three bedrooms are all bright and airy. A family bathroom with contemporary fixtures completes the upstairs accommodation.

Outside, a private rear garden offers a tranquil retreat – currently fitted with a stylish summerhouse used as a bar, but versatile enough to become a garden office, playroom or cosy outdoor lounge. To the front of the property is a paved driveway with space for four cars, eliminating any parking worries.

Entrance Hall

Enter via door to the front aspect. Understairs storage cupboard. Wall mounted radiator.

Study

Double glazed window to the front aspect. Wall mounted radiator.

Cloakroom / Utility Room

Low level WC and wash hand basin. Plumbing for white goods. Double glazed window to the side aspect. Wall mounted radiator.

Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated appliances. Gas hob with hood over. Wall mounted radiator. Double glazed French doors to the rear aspect.

Bedroom One

Double glazed window to the rear aspect. Wall mounted radiator.

En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

Bedroom Two

Double glazed window to the front aspect. Wall mounted radiator.

Bedroom Three

Double glazed window to the rear aspect. Wall mounted radiator.

Bedroom Four

Double glazed window to the front aspect. Wall mounted radiator. Built in wardrobes.

Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

Outside

Front Garden

Laid to lawn. Path.

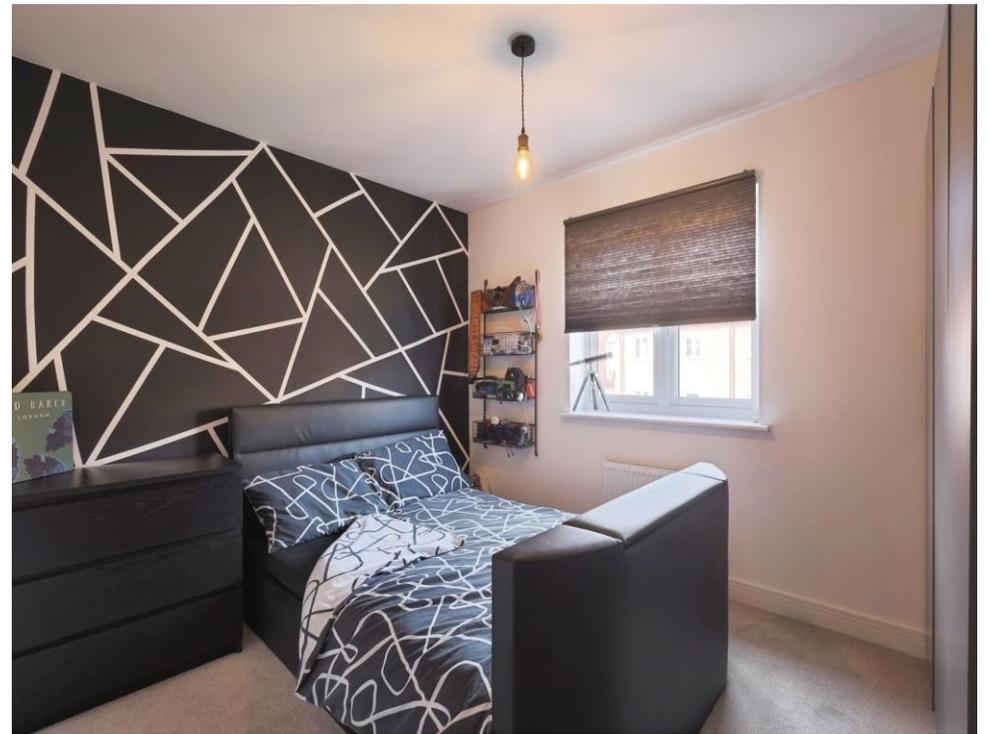
Rear Garden

Laid to lawn. Patio area. Summer house. Enclosed by fencing. Gated side access.

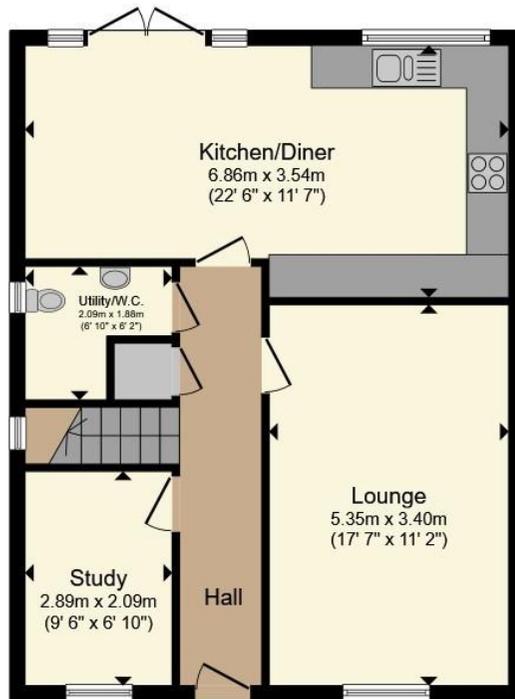
Driveway

Providing parking for up to four vehicles.

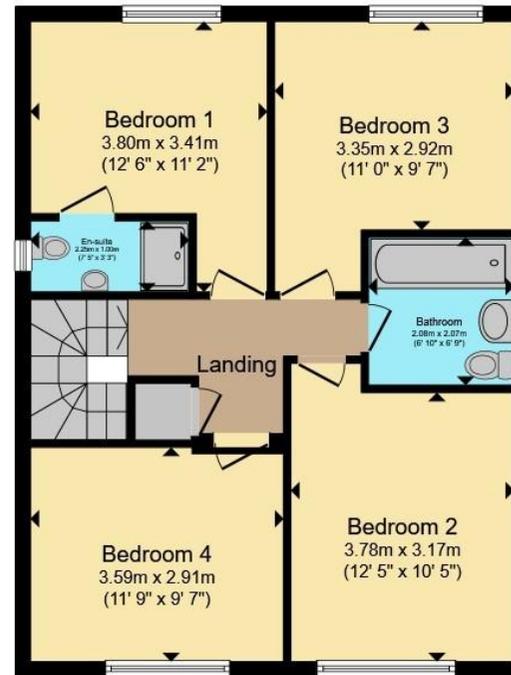








Ground Floor



First Floor

Total floor area 123.2 m² (1,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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6 Wood Hill
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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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