



THE CLOISTERS REGENCY PLACE NORTHAMPTON NN4 6HY

Entrance Hall · Sitting Room · Kitchen Breakfast Room
Conservatory · Cloakroom · Utility · Principal Bedroom
with En Suite · Two Further Bedrooms · Family
Bathroom · Front & Rear Gardens · Double Garage
EPC rating E

DESCRIPTION

Entrance hall open plan with oak flooring. Carpeted stairs leading to the first floor. Separate cloakroom and utility with space and provision for laundry appliances.

Sitting room with dual aspect windows with shutters affording excellent natural light with a log burner and brick hearth, oak flooring and a door leading to the rear garden.

Kitchen breakfast room fitted with a range of a Designer's wall and base kitchen units with rolltop work surfaces. Integrated appliances include fridge freezer, dishwasher, oven, hob with extractor fan over and microwave. Space for a dining table and chairs. Oak flooring and dual aspect windows with shutters.

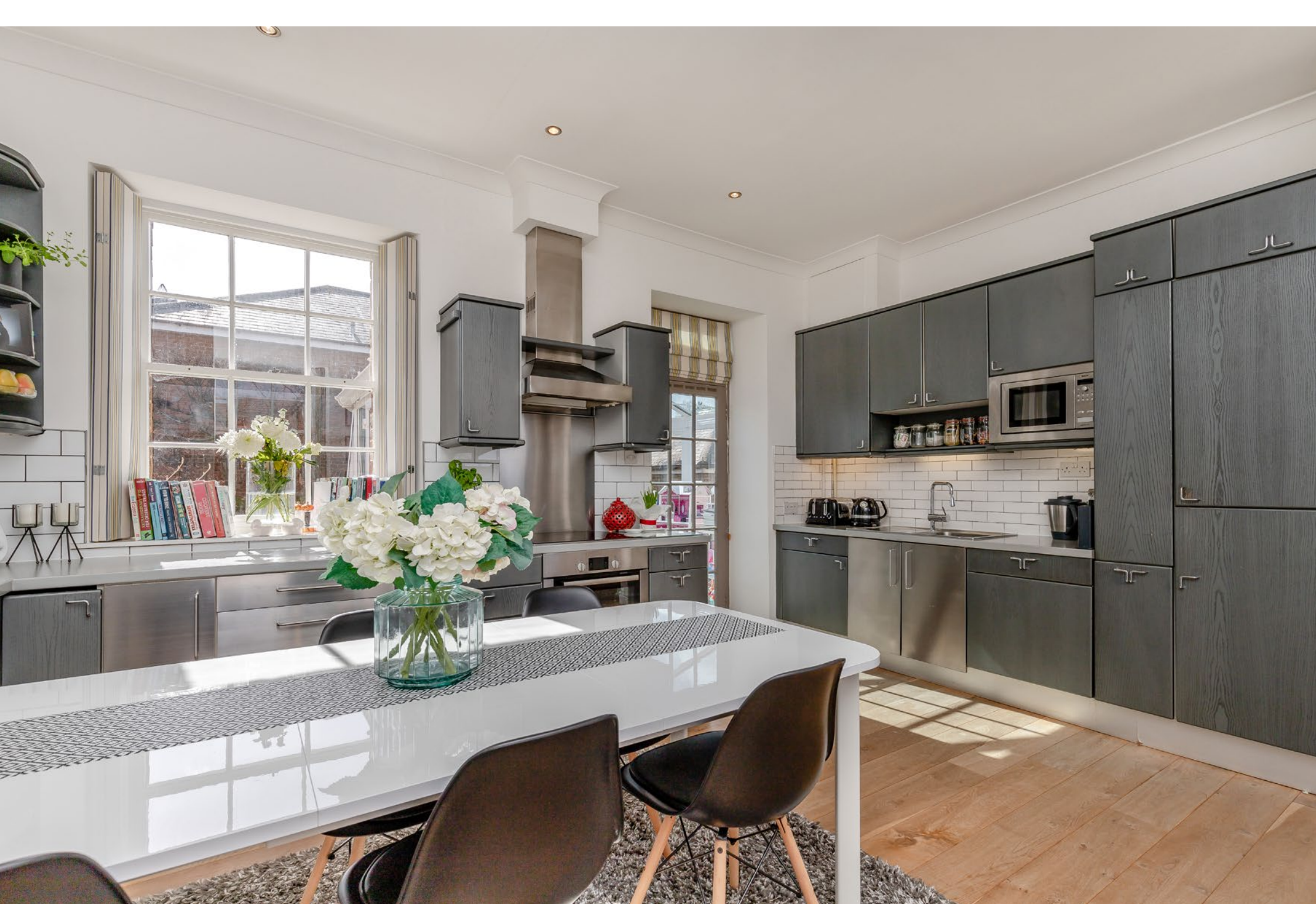
Conservatory with two French doors overlooking and opening onto the rear garden with tiling to the floor.

To the ground floor are two bedrooms and a family bathroom with roll top bath and mixer tap with shower attachment, a fully tiled shower cubicle, pedestal wash hand basin and WC. Tiling to walls and heated towel radiator.

The principal bedroom is located to the first floor. There is dual aspect windows overlooking the front and rear views, bringing the room with plenty of natural light. En suite with fully tiled shower, WC and pedestal wash hand basin. Complimentary tiling and heated towel rail.

BEAUTIFUL CHARACTER MEWS PROPERTY SITUATED IN A VERY POPULAR LOCATION WITH GREAT COMMUTER LINKS AND OFFERING FLEXIBLE FAMILY LIVING ACCOMMODATION. TASTEFULLY DECORATED AND LISTED GRADE II.







OUTSIDE

The southerly facing rear garden is fully enclosed and mainly laid to lawn with shrub and flower borders as well as a paved and decked seating area.

To the front of the house is a block paved driveway giving access to the double detached garage with two up and over doors and pedestrian side door.

The front garden is laid to lawn with shrub borders.

LOCATION

The Cloisters is situated close to Wootton a sought after village with Private and public schools, Waitrose and Dobbies garden centre, doctor's surgery, chemist, post office, church and public house nearby.

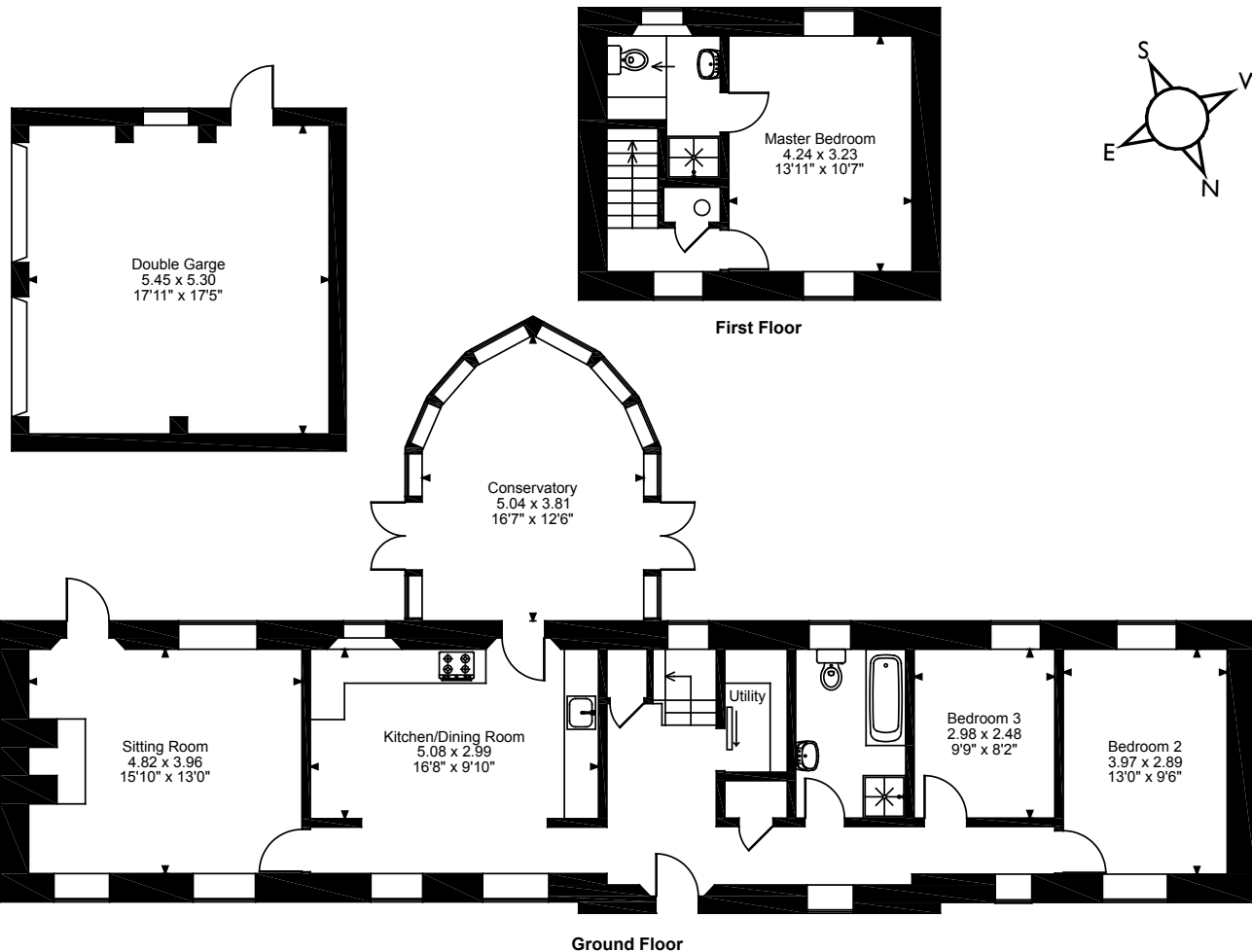
The area caters for children from nursery up to secondary schools and is in the catchment area for Wootton Park School. The private school Northampton High School for Girls is also nearby.

Communication links are very good with the M1 (junction 15) approximately 2 miles away and access to London Euston via Northampton Railway Station is in around 46 minutes.





The Cloisters, Newport Pagnell Road Wootton, Northampton
 Approximate Gross Internal Area
 Main House = 125 Sq M/1346 Sq Ft
 Double Garage = 29 Sq M/312 Sq Ft
 Total = 154 Sq M/1658 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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