

30 WOODGATE ROAD

WOOTTON | NORTHAMPTON

£575,000 FREEHOLD

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30 Woodgate Road | Wootton | Northampton | NN4 6ET

Discover this impressive executive four-bedroom detached family home, perfectly positioned within one of Wootton's most sought-after peaceful locations. This beautifully presented property offers spacious and versatile living accommodation, combining stylish modern features with practical family living. The entrance hall welcomes you into a bright space boasting a re-fitted staircase with a sleek modern glass balustrade, setting the tone for the contemporary design found throughout. The heart of the home is the modern kitchen, fitted with integrated appliances including an induction hob, two ovens, warming drawer, wine cooler, and dishwasher, complemented by underfloor heating for added comfort. Adjacent to the kitchen, the separate dining room and utility room enhance the functional layout, while the cosy lounge with a log burner creates a warm and inviting atmosphere. Upstairs, four generous double bedrooms all benefit from built-in wardrobes, with the main bedroom featuring a fully re-fitted range of bespoke bedroom furniture. The family bathroom and en-suite shower room have been tastefully re-fitted to a high standard. Externally, this home truly excels, with a private south-facing garden that backs onto a peaceful pocket park, offering an ideal outdoor retreat. The beautifully landscaped front and rear gardens are bursting with mature flowers, shrubs, and bushes. Additionally, a double driveway leads to a double integral garage with an electric door, providing ample parking and storage. Freshly redecorated throughout Wootton is ideally located being close to excellent schools, many amenities including Waitrose and easy access to the motorway network. Council tax band F and an EPC rating of C.

An execuitve four bedroom detached property situated within this sought after location | Modern kitchen with built in appliances | Double garage |



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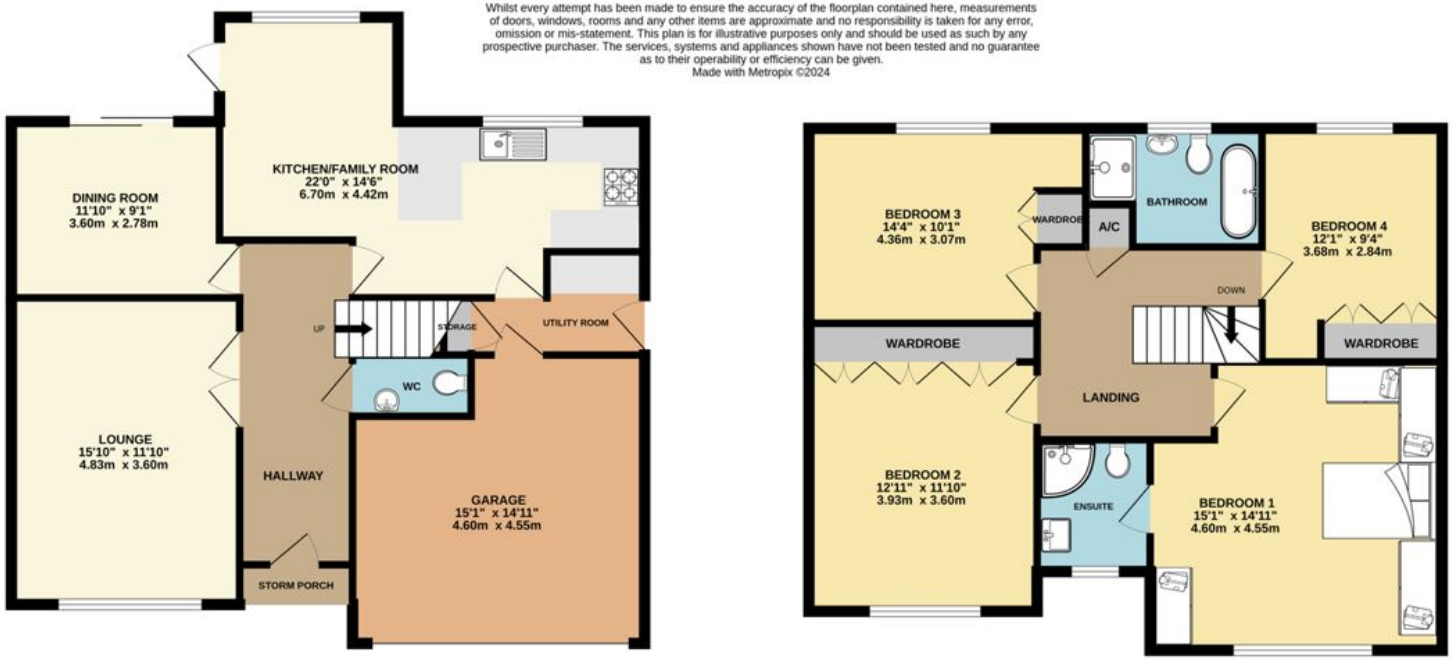


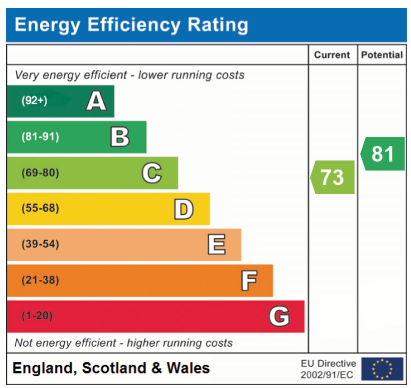
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.

1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.

TOTAL FLOOR AREA : 1734 sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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