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# Blanchard Close, Wootton, Northampton, NN4 6RA

£475,000 - Guide Price Detached

4 3 1



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Service Award**

Based on service ratings  
over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

FABULOUS, FOUR BEDROOM, DETACHED, FAMILY HOUSE built by MSSRS 'Bloor Homes' and situated on this highly regarded no-through development of SIMPSON MANOR, close to the southern Ring Road and M1 Motorway.

## Features & Utilities

- ✓ Popular Simpson Manor Development
- ✓ Attractive Detached House
- ✓ Four Bedrooms
- ✓ Two Bathrooms
- ✓ Stunning Family Living Kitchen
- ✓ Integral Garage/Store & Parking
- ✓ Highly Recommended

## Property Overview

FABULOUS, FOUR BEDROOM, DETACHED, FAMILY HOUSE built by MSSRS 'Bloor Homes' and situated on this highly regarded no-through development of SIMPSON MANOR, close to the southern Ring Road and M1 Motorway. Accommodation offers an open fronted porch with ornate door into an entrance hall, fabulous extended family living space with room for sofas and dining table and having re-fitted kitchen units, adjoining utility with stable door to garden and cloakroom/WC, separate sitting room with bay window, first floor landing with doors to four bedrooms (master with re-fitted stylish en-suite) and a re-fitted family bathroom. Outside is slate chipped and block paved double width driveway leading to an integral garage where by the rear section has been converted for storage and is also accessible from the hallway. There is a side gate to an enclosed rear garden with raised deck and hot tub. EPC Rating: D. Council Tax: E.

### HALLWAY

Enter via composite door. Radiator. Amtico Signature flooring. Storage cupboard. Stairs to first floor. Doors to connecting rooms. Door to rear section of garage.

### LOUNGE 4.50m x 3.51m (14'9 x 11'6)

Double glazed bay window to front elevation. Radiator. Double oak doors with bevel edge glass panels opening into the dining room.

### LIVING/KITCHEN 6.10m x 6.68m (20' x 21'11)

A fabulous open plan space combining living area, dining area and kitchen.

### KITCHEN AREA

Double glazed window to rear elevation. Radiator. Shaker style wall and base units with extractor over. Space for American style fridge with units either side. Built in dishwasher. Amtico Signature flooring.

### LIVING DINING AREA

Bi-folding doors to garden. Down lighters to ceiling. Radiators. Amtico Signature flooring.

### UTILITY 3.05m x 1.45m (10' x 4'9)

Double glazed window to rear elevation. Radiator. Stable door to garden. Stainless steel sink with mixer tap and tiled splash back. Space for two under

counter appliances. Continuation of Amtico Signature flooring.

## **WC**

Double glazed window to side elevation. Radiator. Low level WC and wash hand basin in vanity unit. Continuation of Amtico Signature flooring.

## **FIRST FLOOR LANDING**

Access to loft space. Cupboard.

## **BEDROOM ONE 3.78m x 3.94m (12'5 x 12'11)**

Two double glazed window to front elevation. Radiator. Two built in double wardrobes. Dimmer switch.

## **EN-SUITE 2.36m x 2.29m (7'9 x 7'6)**

Obscure double glazed window to front elevation. Refitted white suite consisting of shower cubicle. Low level WC. Pedestal wash hand basin. Chrome ladder style radiator.

## **BEDROOM TWO 3.71m x 3.10m (12'2 x 10'2)**

Double glazed window to rear elevation. Radiator. Two built in double wardrobes.

## **BEDROOM THREE 2.74m x 2.67m (9' x 8'9)**

Double glazed window to rear elevation. Radiator. Built in cupboard.

## **BEDROOM FOUR 2.51m x 2.24m (8'3 x 7'4)**

Double glazed window to rear elevation. Radiator.

## **BATHROOM 2.21m x 2.36m (7'3 x 7'9)**

Obscure double glazed window to side elevation. Corner spa bath with mixer tap and splash back, low level WC and pedestal wash hand basin. Amtico flooring. Chrome ladder style radiator.

## **OUTSIDE**

## **FRONT GARDEN**

Slate chipped and blocked paved frontage. Providing off road parking.

### **GARAGE/STORE**

Front section ideal for storage of bikes/tools etc. Up and over garage door. Connecting door to rear section accessible from the hallway. Built up suspended floor. Ceiling with downlights. Base and wall cupboards. Wall shelving. Radiator.

### **REAR GARDEN**

Artificial lawn. Stone chipped seating area. Raised deck with hot tub and store under covered area. Side gate to front. Three water taps. Outside lighting.

### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

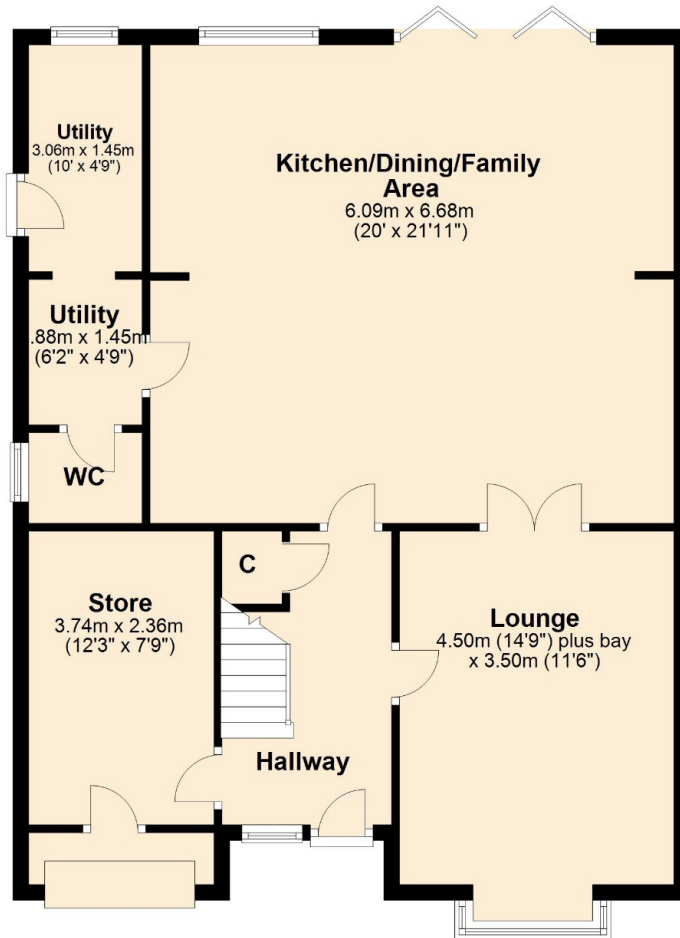
## AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

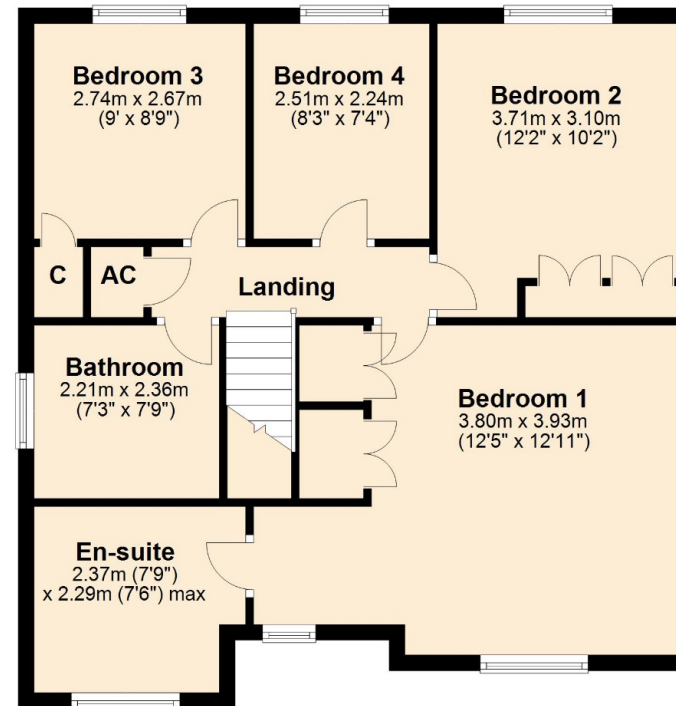
## Ground Floor

Approx. 86.6 sq. metres (932.2 sq. feet)



## First Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 152.3 sq. metres (1639.7 sq. feet)





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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