



1 CHISHOLM CLOSE

Wootton, Northampton, NN4



DAVID COSBY
ESTATE AGENTS



1 Chisholm Close

Wootton Fields, NN4

Features

- 5 double bedrooms
- 3 bathrooms
- Open plan kitchen / diner / family area
- French doors onto south facing rear garden
- Separate sitting room
- Ground floor home office / study
- Detached double garage
- Off road parking
- Sought after location

Description

1 Chisholm Close is an impressive and stylish, executive, 5-bedroom family home located on a corner plot in the desirable area of Wootton Fields. The property is beautifully proportioned with spacious accommodation throughout and is set back from Chisholm Close with a central gable fronted façade and recessed porch.

The property benefits from a fabulous open plan kitchen /diner / family area opening on to the south facing rear garden and there is off-road parking in front of the large detached double garage The property will make a magnificent home for a family looking for high quality, spacious accommodation in a convenient location.



Wootton is an excellent 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.

The Property

Entrance Hall

To the front elevation of the property there is a useful recessed porch area with cambered keystone stone arch over. The central entrance hall is accessed via a slatted panel door incorporating central double-glazed lights and matching side casement lights. The entrance hall itself typifies the impressive spatial qualities of 1 Chisholm Close and is fitted with oak effect laminate boards, perimeter profile plaster covings and torus profile skirting. Panelled doors lead to the principal ground floor rooms and a flight of timber stairs fitted with plush loop pile carpet leads to the first-floor accommodation. There is also a useful understairs cupboard providing ample storage space.

Kitchen / Dining / Family Area

The fabulous open plan kitchen / diner / family room spans across the full width of the rear of the property opening onto the south facing rear garden, making a perfect setting for entertaining and day to day family life. The kitchen is fitted with high quality base and wall units with curved ends, chamfered quartz work surfaces, and matching splash backs. There is large 5-burner Caple induction hob with glazed rear panel and matching contemporary extractor hood. Two separate built-in Neff ovens have been provided with an upper microwave combi oven and lower multi-function oven with slide and fold door. The kitchen benefits from a central island with matching quartz work surfaces and rounded base units with projecting breakfast bar area. Floors are finished with large marble effect polished tiles which flow through to the dining area, family area, and utility room. Artificial lighting is provided by way of evenly spaced recessed lights. An open archway to the rear of the kitchen leads to the utility area.

Located centrally to the rear of the property between the family area and the kitchen is a large open plan dining area which benefits from an abundance of natural lighting from the full height double-glazed windows and French doors.

Following on from the dining area is a cosy but light family area with a 4 unit double-glazed window overlooking the south facing rear garden. There is space for a large corner sofa and television, perfect for relaxing after a family meal.



Utility Area

Fitted with full-height clean-lined units with space for an American style fridge freezer washing machine, and tumble dryer. The utility area is a useful space with a part glazed panelled door leading to the side garden and garage.

Sitting Room

The sitting room is located to the front left-hand side of the property and is a perfect cosy retreat for early evenings in front of the fire. The room has a 3-unit double-glazed window overlooking the front aspect and floors are finished with matching oak effect laminate boards which flow through from the entrance hall. Walls are partly finished with decorative lining paper and there is a classically styled feature fire surround with tiled hearth and inset open-flame gas fire. Walls have matching profiled plaster covings and torus profile skirtings.

Study

A useful separate study or home office is located to the front right-hand side of the property and has a 3-unit double-glazed window overlooking the front aspect. Floors are finished with matching oak effect laminate boards and walls are finished with profiled perimeter plaster covings. The room is fitted with high quality, bespoke perimeter work desks with base units and full height storage units. Dado height double power points and data communication double power points have been provided.

Cloakroom

Located off the entrance hall, the ground floor cloakroom has grey ash effect sheet vinyl to the floors and is fitted with a corner wash hand basin with chrome pillar taps and pedestal, and a close-coupled WC. Lighting is provided by a dome ceiling light and mechanical extract ventilation has been installed.



The Property

First Floor Landing

The galleried first-floor landing is a large and well-lit area giving a wonderful sense of space to the accommodation. Floors are finished with neutral loop pile carpet and walls have matching perimeter plaster covings and torus profile skirtings. A 2-unit double-glazed window with leaded lights looks out on to the front aspect and a flight of timber stairs with loop pile carpet and quarter riser leads to the second-floor accommodation. Panelled doors lead to the first-floor bedrooms and family bathroom. There is also a useful large airing cupboard with thermal storage cylinder and slatted pine shelving.

Master Bedroom

Situated to the front left-hand side of the property, the master bedroom is a grand, dual-aspect space with good natural lighting from front and rear windows. There is ample room for a super-king size bed and plenty of storage space too with fitted full length wardrobes and dressing tables. An archway leads through to the rear dressing room area where a panelled door opens into the master bedroom ensuite. Floors are finished with matching neutral loop pile carpet and walls have perimeter ovolo covings.

Ensuite

The ensuite to the master bedroom has natural lighting from a casement window overlooking the south facing rear garden and is fitted with a 4-piece suite comprising clam shell ceramic wash hand basin with pedestal and chrome mixer taps, matching ceramic close-coupled WC, bath with chrome mixer tap and shower hose, and double-width shower cubicle with glazed screen and chrome shower hose. Artificial lighting is provided by evenly spaced recessed lights and mechanical extract ventilation has been installed. Heating is provided by a tall, chrome ladder towel rail and floors are finished with marble effect ceramic tiles. Walls have full height neutral ceramic tiling with mosaic banding.

Bedroom Two

To the front right-hand side of the property, bedroom 2 is a good size double bedroom with a 3-unit window overlooking the front aspect. Floors have matching neutral loop pile carpet and there is a large 4-door built-in wardrobe providing ample storage space. Walls are finished with perimeter plaster ovolo covings and torus profile skirtings.

Bedroom Three

Bedroom 3 is another good size double bedroom with a 3-unit double-glazed window overlooking the south facing rear elevation, neutral loop pile carpet, built-in wardrobe, plaster covings and profile skirtings.

Family Bathroom

The family bathroom has natural lighting from a window overlooking the rear garden and is fitted with a 4-piece suite comprising clam shell ceramic wash hand basin with pedestal and chrome mixer taps, matching ceramic close-coupled WC, bath with chrome mixer tap and shower hose, and double-width shower cubicle with glazed screen and chrome shower hose. Artificial lighting is provided by evenly spaced recessed lights and mechanical extract ventilation has been installed. Heating is provided by a tall, powder coated ladder towel rail.



Second Floor Landing

The part-vaulted galleried second floor landing has good natural lighting from 2 double-glazed timber Velux roof lights to the south facing elevation and is fitted with neutral loop pile carpet which extends through to the two second floor bedrooms. There is a hinged loft hatch providing access to the roof space and walls and finished with profiled perimeter coverings. Panelled doors lead to the two bedrooms and second floor shower room.

Shower Room

The shower room to the second floor is fitted with a 3-piece suite comprising shower cubicle with glazed screen and chrome shower hose with full height white ceramic wall tiling incorporating vertical mosaic bands, a ceramic clam shell wash hand basin with pedestal and chrome pillar taps, and a matching close-coupled WC. Floors are finished with grey slate effect acrylic tiles and the front elevation wall has half-height ceramic tiles.

Bedroom Four

Located to the left-hand side of the second-floor accommodation, bedroom 4 is a dual-aspect room with good natural lighting from the 2-unit dormer window to the front elevation and 2 timber double-glazed Velux roof lights with fitted blinds to the rear elevation. The part-vaulted ceilings and walls are neutrally decorated, and floors are finished with loop pile carpet. The internal gable wall has decorative lining paper. Built-in fittings comprise light Ash effect full height wardrobes and shelving with part mirrored doors and a low-level dresser to the rear elevation.

Bedroom Five

Located to the right-hand side of the second-floor accommodation, bedroom 5 is another dual-aspect room with 2-unit double-glazed window to the front bay and 2 no. timber Velux roof lights with fitted blinds to the south facing rear elevation. The room is fitted with a full-width low level ash effect dresser to the rear elevation and full-height part mirrored wardrobes and drawers to the left-hand side elevation.



Outside Areas

Front Aspect

The property is set back from Chisholm Close, and the front garden is bounded by a facing brick garden wall with stone capped piers and dog tooth brick detailing. A pathway leads to main entrance within the front gable elevation and is flanked by mature shrubs and bushes. There is a large block paved driveway providing off-road parking and access to the detached double garage. There is a timber side access gate which leads to the rear to the rear garden.

Rear Garden

The south facing rear garden has a large patio area perfect for weekend summer lunches under the parasol and bistro evening meals with a cool G&T. The remainder of the garden is mainly laid to lawn with established perimeter shrubs and semi-mature trees. The garden is south facing and benefits from sunlight throughout most of the day and has perimeter close-board fencing and a solid facing brick garden wall to the left-hand side boundary.

Garage

There is a large detached double garage to the right-hand side site. The garage is of facing brick construction beneath a dual-pitched timber roof clad with concrete interlocking tiles. There are two spring-loaded vehicular up-and-over doors and a separate fused electricity supply with surface mounted double power points and 2 no. pendant lights has been installed.





Location

The property is situated in the heart of Wootton Fields, in the north of Northampton. This well maintained and popular area boasts a comprehensive range of amenities, including medical centre, supermarket, public house, and an excellent butcher!

With convenient access to the M1 motorway and Milton Keynes train station, commuting is made easy. The town centre of Northampton is just a short 10-minute drive away, where you can enjoy a plethora of theatres, arts, and cinemas. If you're looking for a change of scenery, the historic cities of Oxford and Cambridge are both within an hour's drive.

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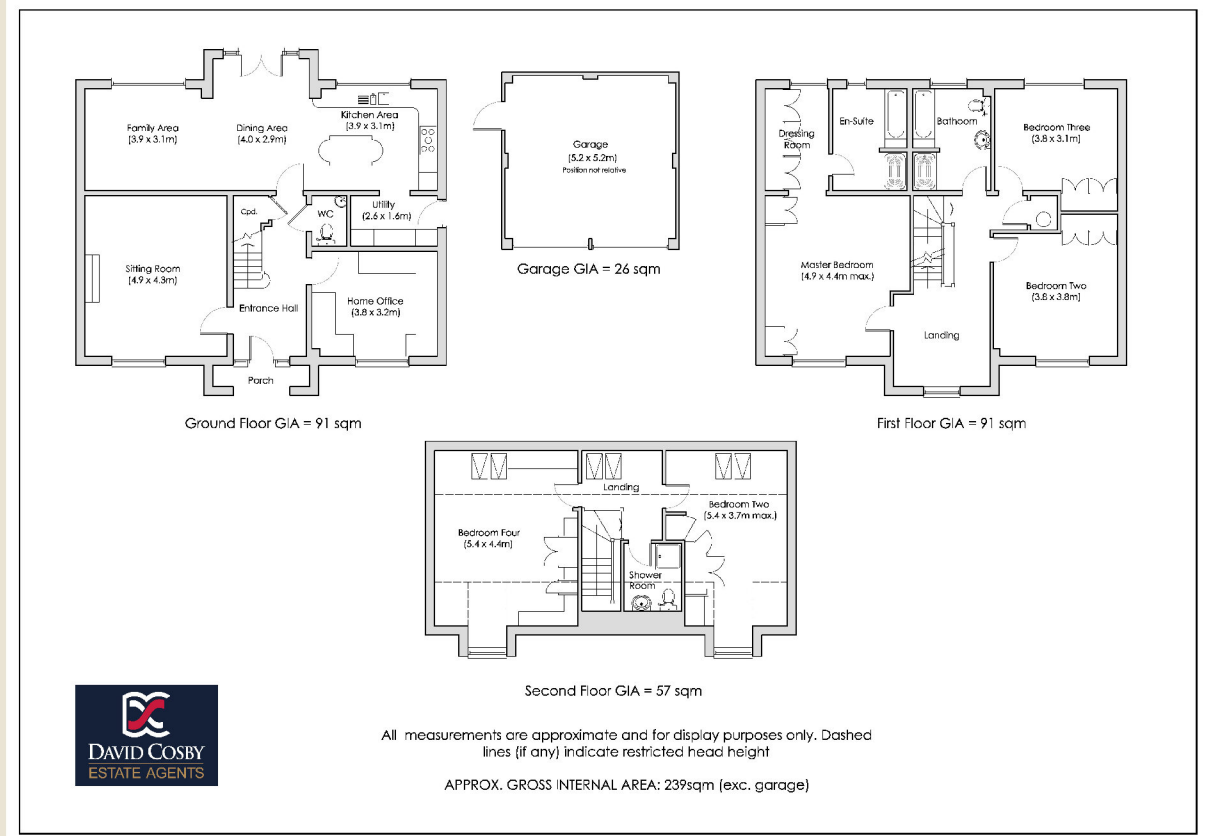
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Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band G **EPC:** Rating C

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