

**5 Cross Waters Close  
Wootton  
NORTHAMPTON  
NN4 6AL**



**Offers Over £385,000**



- **DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **EN-SUITE TO BEDROOM ONE**
- **INTEGRAL GARAGE**
- **CLOSE TO LOCAL SHOPS & SCHOOLS**

- **FOUR BEDROOMS**
- **REFITTED KITCHEN/DINER**
- **DOWNSTAIRS CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with no onward chain, this beautifully presented and recently updated family home is ideally situated close to local schools and amenities. The ground floor offers a welcoming entrance hall, a convenient cloakroom, a stylishly refitted kitchen/diner, and a spacious lounge featuring a charming open fireplace.

Upstairs, the property boasts four bedrooms, with the master bedroom having its own en-suite, alongside a well-appointed family bathroom.

Externally, the home benefits from a driveway at the front, an integral garage, and a private enclosed garden at the rear. Additional features include uPVC double glazing and gas radiator heating, making this an excellent choice for comfortable modern living.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, stairs rising to first floor, doors to cloakroom, lounge, kitchen/diner and garage.

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, corner wash hand basin, extractor fan.

### **Lounge**

15'5" x 11'10" (4.72 x 3.62)

Open fireplace with feature surround, two windows to rear aspect.

### **Kitchen/Diner**

26'9" x 8'4" (8.17 x 2.55)

### **Kitchen**

Refitted with a range of wall and base level units with work surface over, double sink with mixer tap over, fitted range cooker with extractor hood over, window to front aspect, spot lights, tiled splash backs, built in dishwasher, space for fridge/freezer, door to side access, oak flooring, open plan to dining area.

### **Dining Area**

French doors opening to rear garden, oak flooring, internal window to lounge.

## **First Floor**

### **Landing**

Doors to all rooms, loft access with pull down ladder. Door to airing cupboard.

### **Bedroom One**

12'8" x 8'11" (3.87 x 2.72)

Two windows to front aspect, built in wardrobes, door to en-suite.

### **En-Suite**

Fitted with a three piece suite comprising low level W/C, pedestal mounted basin, fitted double shower, obscured window to side aspect, tiled splash backs, tiled flooring.

### **Bedroom Two**

10'9" x 8'10" (3.28 x 2.7)

Built in wardrobe, window to rear aspect.

**Bedroom Three**

10'9" x 8'5" (3.29 x 2.57)

Built in wardrobes, window to rear aspect.

**Bedroom Four**

7'3" x 6'4" (2.23 x 1.94)

Window to rear aspect.

**Bathroom**

Refitted with a three piece suite comprising low level W/C, pedestal mounted basin, panelled bath with electric fitted shower over, tiled splash backs, obscured window to front aspect, tiled flooring.

**Garage**

8'9" x 16'4" (2.67 x 5.00)

Power and lighting. Up and over door.

**Externally****Front Garden**

Block paved driveway providing off road parking for two to three vehicles.

**Rear Garden**

Laid to patio and lawn, built in seating area housing a second patio, enclosed by timber fencing, various shrub borders, hard standing for shed, gated side access.

**Local Area**

Wootton Fields is a modern and family-friendly development located on the southern edge of Northampton. It offers a mix of contemporary housing that caters to families, professionals, and retirees alike. The area boasts a peaceful atmosphere, complemented by green spaces and recreational areas.

The area is served by excellent local amenities, including shops, cafes, and healthcare facilities, making it a convenient place to live. Schools in Wootton Fields, such as Caroline Chisholm School, are well-regarded and attract families seeking quality education for their children.

Wootton Fields enjoys good transport links, with easy access to the A45, the M1 motorway and Northampton town centre, making it ideal for commuters.

**Agents Notes**

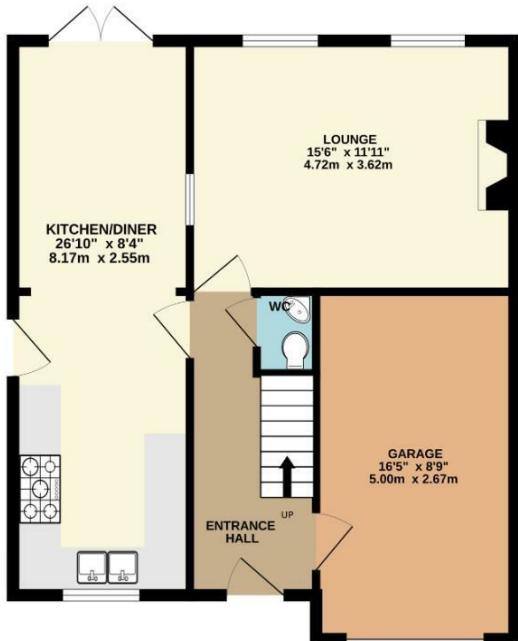
Local Authority: West Northamptonshire

Council Tax Band: D

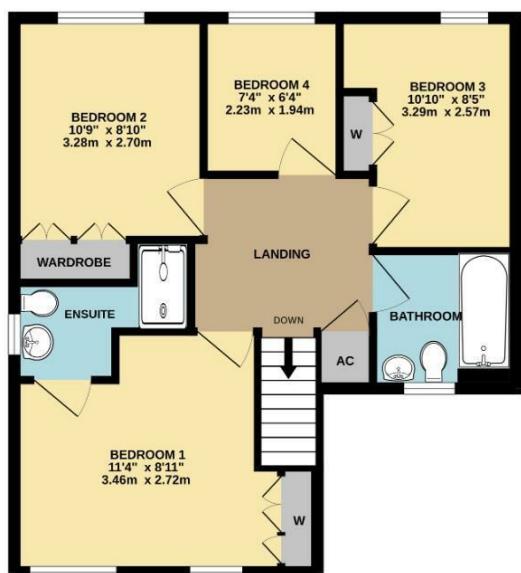




GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.

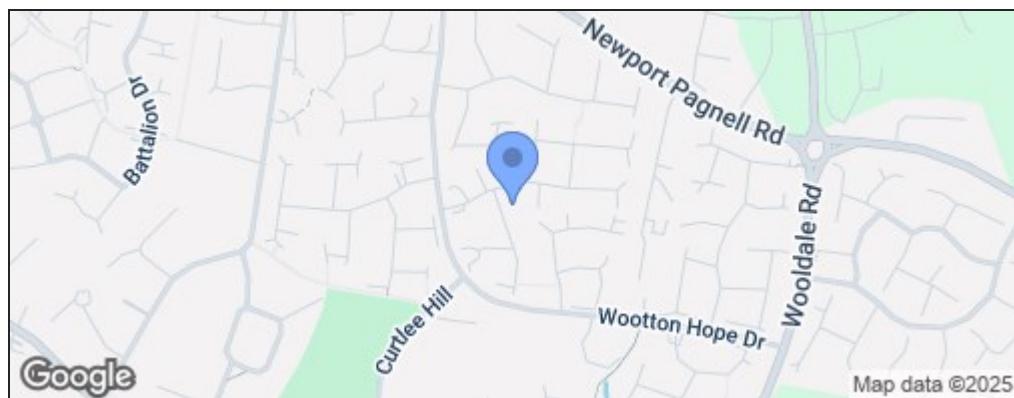


TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.