

**3 Edwardian Close
Wootton
NORTHAMPTON
NN4 6LX**

No Onward Chain



- **SUPERBLY PRESENTED HOME**
- **EXTENDED KITCHEN/BREAKFAST ROOM**
- **REFITTED ENSUITE AND SHOWER ROOM**
- **NO UPPER CHAIN**

- **DOUBLE GARAGE AND DRIVE**
- **DUAL ASPECT LOUNGE**
- **DOWNSTAIRS W.C.**
- **ENERGY PERFORMANCE RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Extended, modernised and updated, this four bedroom detached home is offered in exceptional condition throughout. The property is situated on an elevated plot, in a quiet cul-de-sac location in Wootton village, ideally located with access to a host of local schools, shops and amenities, as well as being within easy reach of Northampton Town Centre and the M1 Motorway. The accommodation now comprises; an entrance porch, hallway, dual aspect sitting room, separate dining room, an extended and refitted kitchen/breakfast room with integrated appliances and a refitted cloakroom W.C. on the ground floor. To the first floor, there is a main bedroom with a refitted ensuite shower room, three further generously sized bedrooms and a refitted family shower room. There are front and rear gardens and a drive with parking for two cars leading to a detached double garage with twin up and over doors. Further benefits include; uPVC double glazing, an updated, gas fired radiator heating system and the property is offered with no upper chain.

Ground Floor

Internal Porch

Entered via a panelled entrance door, further glazed door and window to the entrance hall.

Entrance Hall

Stairs rise to the first floor landing, radiator, built-in storage cupboard, panelled doors to the ground floor rooms, luxury vinyl flooring.

Sitting Room

21'10 x 11'11 (6.65m x 3.63m)

A large light and airy, dual aspect room, with double glazed windows to the side and rear elevations, radiator, stone feature fireplace, double glazed door to the garden, television point, coving.

Dining Room

11'2 x 9'0 (3.40m x 2.74m)

Double glazed windows to the side and front elevations, radiator, under stairs storage cupboard, coving.

Kitchen/Breakfast Room

13'10 x 11'5 (4.22m x 3.48m)

Extended and refitted with a range of stylish, modern, wall and base level units with complementary work surfaces. Integrated appliances include; a dishwasher, washing machine, fridge and freezer, built-in Bosch double electric oven and an induction hob with an extractor hood over, inset one and a half bowl sink drainer unit, double glazed windows to the front and side elevations, double glazed door to the front garden, inset spotlighting, luxury vinyl flooring, space for a breakfast table and chairs.

Downstairs Cloakroom

Refitted with a low level W.C. and a vanity unit housing a wash basin, tiling to half height, window to the side elevation, heated towel rail, luxury vinyl flooring.

First Floor

Landing

Double glazed window to the side elevation, loft access, airing cupboard, panel doors to the first floor rooms.

Bedroom One

11'11 x 9'1 (3.63m x 2.77m)

Double glazed windows to the side and rear elevation, radiator, television point, coving, door to ensuite.

Ensuite Shower Room

Refitted with a modern suite comprising; a tiled shower cubicle, low level W.C. and a vanity unit housing a wash basin, tiling to walls and flooring, heated towel rail.

Bedroom Two

11'10 x 9'1 (3.61m x 2.77m)

Double glazed windows to the side and rear elevation, radiator, coving.

Bedroom Three

10'9 x 8'2 (3.28m x 2.49m)

Double glazed window to the front elevation, radiator, coving.

Bedroom Four

10'8 x 8'3 (3.25m x 2.51m)

Double glazed window to the front elevation, radiator, coving.

Family Shower Room

Refitted with a modern suite comprising; a double length tiled shower cubicle, low level W.C. and a vanity unit housing a wash basin, tiling to walls and flooring, heated towel rail, double glazed window to the side elevation.

Outside**Front Garden**

Path to the front door, gravelled beds with manicured shrubs, gated access to side passageway.

Side Passage/Courtyard.

Door to garage, path leading to a paved courtyard area which opens to the rear garden.

Rear Garden

Laid mainly to lawn with well stocked enclosed flower beds, various manicured maturing shrubs and trees, further sun patio, timber fence enclosed.

Drive

A block paved drive provides off road parking for two cars leading to the garage.

Double Garage

17'5 x 17'6 (5.31m x 5.33m)

A detached double garage with twin electric doors, power and lighting connected, storage in the eaves, courtesy door to the rear garden.

Agents Notes:

Local Authority: West Northants

Council Tax Band: E

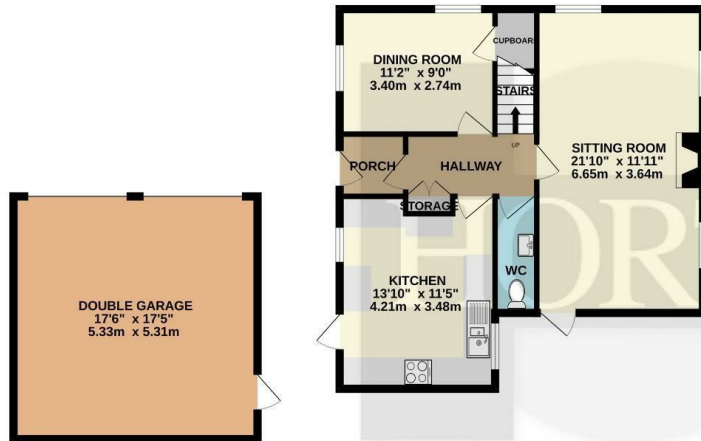
Energy Performance Rating: D

(A new EPC has been ordered)

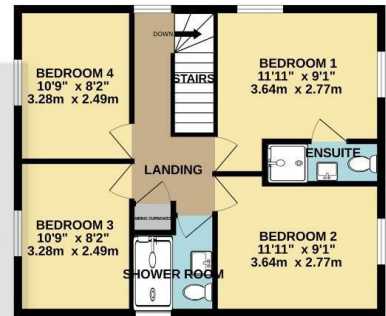




GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



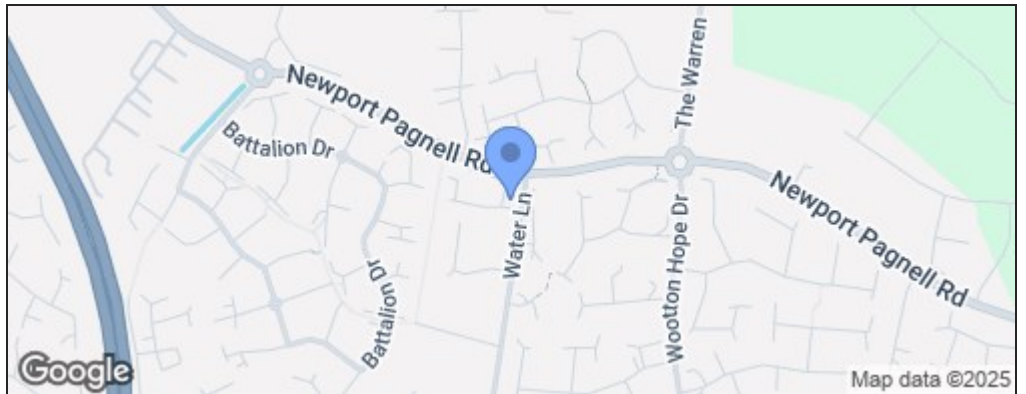
1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.