

15 Roman Close  
Wootton  
Northampton  
NN4 6JQ

£625,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

\*\*\*CHECK OUT OUR VIDEO BELOW!\*\*\*

Oscar James are delighted to welcome to the market this ultra modern extended four bedroom detached! This impressive family home is situated within the sought after location of Wootton Fields in the catchment of the fantastic school of Caroline Chisholm.

Spanning across just under approx. 2500 sq. ft boasting spacious accommodation throughout. The entrance hall flows though to all downstairs living including three reception rooms. The open plan extension to the rear has added the wow factor not only creating the perfect entertaining setting but having the stunning bifold doors really does bring the outside in. The kitchen has been finished to a high specification with built in appliances & complete with an island giving additional breakfast seating. There is ample space for a dining table and family area for all to enjoy.

The lounge is to the front of the property featuring a bay window & a modern contemporary fireplace giving a cozy separate feel. To conclude the ground floor there is also a utility room, storage cupboard, cloakroom & converted garage giving an additional versatile space which

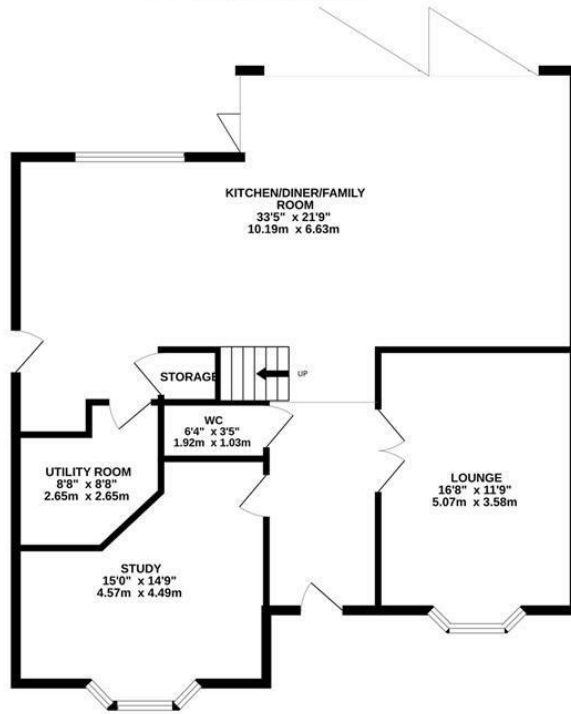
could be used as a multitude of options. The current owners have previously used as a study & playroom.

To the first floor you will find the master bedroom not only generous in size but also benefiting from a dressing room, built in wardrobes & a recently refitted ensuite comprising a three piece suite. There are a further two large double bedrooms and the stylish refitted family bathroom comprising a four piece suite. To conclude this floor the previous fourth bedroom has been converted to an additional dressing room with stairs leading to the second floor. The rear garden has been landscaped to perfection with a large wrap around patio providing the ideal seating areas, there is a lighted side access leading to the front. The frontage has been bitu-paved creating a driveway providing ample off road parking.

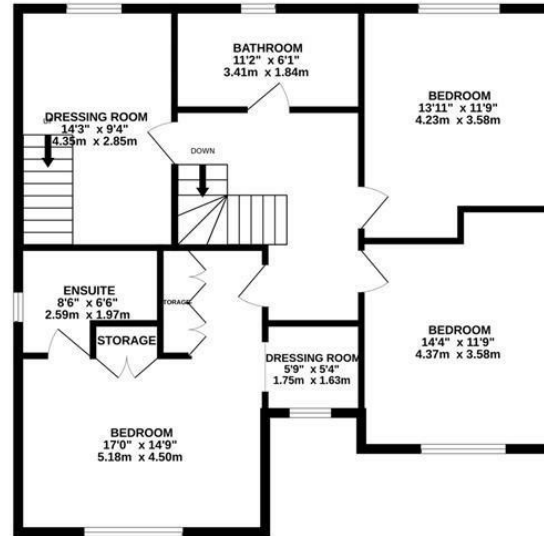
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# Floor Plan

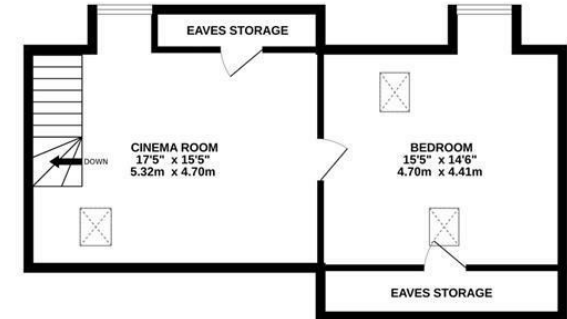
GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



2ND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 2496 sq.ft. (231.9 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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## AT A GLANCE...



very spacious living accommodation throughout



stunning stylish kitchen with island



four double bedrooms



refitted bathroom, ensuite and cloakroom



landscaped rear garden



off road parking





# SELLER'S SECRET

The location is brilliant for easy access to main road links like the a45 & M1 but also local amenities and schools.



*Why we like it....*

We love the improvements that have been made throughout this home from the extensions to the high spec finishes!

*To buy or not to buy....*

## OSCAR JAMES

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