

Roman Close
Wootton
NN4 6JQ

£625,000

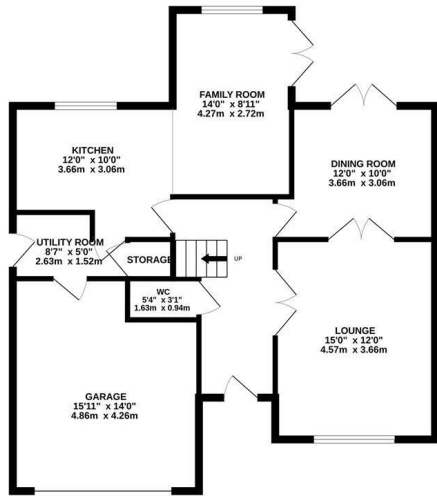


OSCAR JAMES

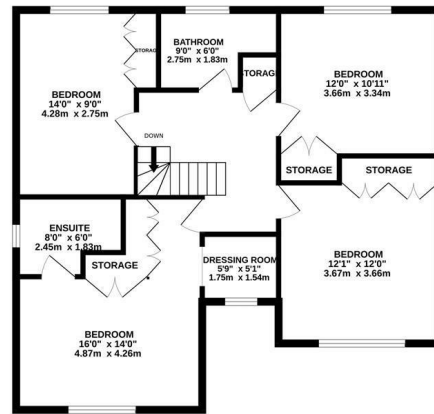
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FLOOR PLANS

GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 1738 sq.ft. (161.5 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...



spacious accommodation throughout



sizeable kitchen



four double sized bedrooms



family bathroom, ensuite and cloakroom



private garden



double garage and ample off road parking



WHAT'S GREAT?

Oscar James are delighted to welcome to the market this simply stunning executive property, situated in the highly desirable location of Wootton. Positioned within a cul de sac this detached family home offers four double bedrooms, a double garage and spacious accommodation throughout! Not only do you benefit from easy access to major main road links but you are also within the catchment for the ever popular School of Caroline Chisholm.

Upon entering the inviting hall gives access to all ground floor accommodation. Double doors lead into the lounge which boasts a bay window and feature fireplace. There are also additional double doors into the separate dining room giving the option to create more of an open flow to the downstairs. As there is further dining space in the kitchen you could use this reception room for a multitude of options with the added bonus of French doors leading out to the rear garden.

The generous L shaped kitchen is the perfect entertaining zone with ample space for dining and a family area. The kitchen itself is modern with integrated appliances and has the

brilliant addition of a separate utility room where you will find access into the double garage. To conclude the ground floor you have a cloakroom, under stairs storage and stairs rising to the first floor.

The gallery landing leads into all four double bedrooms each benefitting from built in wardrobes. The impressive master bedroom not only is a wonderful size but has a separate dressing area and a modern ensuite shower room. The family bathroom comprising a four piece suite completes the first floor.

Externally, the perfectly balanced rear garden comprises a lawn, patio providing a seating area, raised decking with further seating, a versatile log cabin with double glazing & a hot tub. To the front is plenty of off road parking and access into the double garage.

Well-presented throughout we highly urge viewings at your earliest convenience!

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SELLER'S SECRET

This is a wonderful family home with so much space on offer. Wootton is a lovely location especially being within a brilliant school catchment.



Why we like it....

Immaculate throughout! We love the bonus of having a log cabin as many people work from home this could be the ideal office, gym or bar!

OSCAR JAMES

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To buy or not to buy....
