

Martlet Close
Wootton
Northampton
NN4 6EX

£700,000

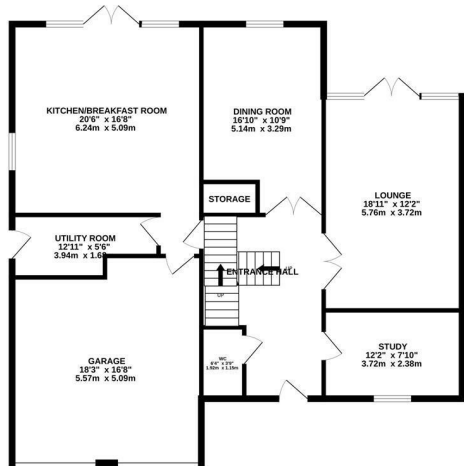


OSCAR JAMES

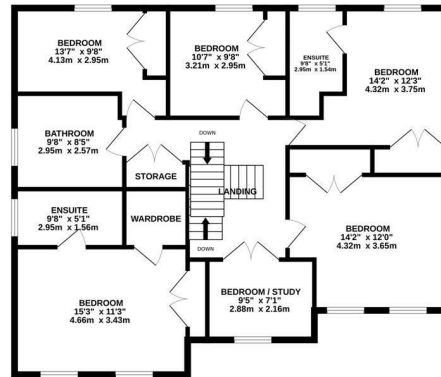
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FLOOR PLANS

GROUND FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



1ST FLOOR
1137 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 2466 sq.ft. (229.1 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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AT A GLANCE...



Spacious living accommodation and two studies



Modernised family dining space



Five double bedrooms



Three bathrooms with downstairs cloakroom



Stunning south facing rear garden



Off road parking for two cars and double garage



WHAT'S GREAT?

Oscar James are thrilled to present this spectacular, five double bedroom detached family home. Nestled within the sought-after location of Wootton Fields and situated in the catchment area of the esteemed Caroline Chisholm School. This property offers great access to local amenities and convenient transport links!

The property boasts expansive living throughout. At the heart of this home is the contemporary family kitchen/dining space which gives easy access to the handy utility and double garage. To complete the downstairs there is a formal dining space, spacious lounge boasting patio doors allowing this room to flood with natural light. In addition there is a separate study plus a cloakroom.

To the first floor, you'll find five generous double bedrooms in which all feature built-in wardrobes. The master suite is great in size and benefits from an ensuite plus a dressing area. The secondary bedroom boasts built-in wardrobes and a recently modernised shower ensuite. The family bathroom comprises a four-piece suite. Adding to the versatility of this

home is an additional home office, making it a perfect option for remote workers.

The garden is not only generous in size but also offers patio, decking and lawn areas. Perfect for al fresco dining, also being south-facing creates the perfect sun trap!

To appreciate all that is on offer at this fantastic property, we recommend viewing at your earliest convenience.

...expect excellence



SELLER'S SECRET

This has been a lovely home that we've cherished for over 20 years. Our family has grown up here, taking full advantage of the wonderful local amenities. The south-facing garden offers a higher degree of privacy as it backs onto a quiet road. We've enjoyed countless mornings walking our dog in nearby Salcey Forest, just a short drive away.



Why we like it....

We love the prime position this property enjoys within the quiet cul-de-sac. We also love the sheer amount of space on offer, providing versatility for further modernisation and an option for multi-generational living.

To buy or not to buy....

OSCAR JAMES

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