



Harris Close
Wootton, Northampton





Harris Close

Wootton, Northampton, NN4 6AD

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

LOCATED IN A QUIET CUL-DE-SAC WITHIN THE POPULAR AND FAMILY FRIENDLY AREA OF WOOTTON IS THIS WELL PRESENTED DETACHED HOME WHICH FEATURES A CONVERTED LOFT.

GROUND FLOOR

- ENTRANCE HALL
- CLOARKOOM
- STUDY
- SITTING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- SUN ROOM

SECOND FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)

FIRST FLOOR

- LANDING
- BEDROOM TWO (EN-SUITE)
- THREE FURTHER BEDROOMS
- BATHROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

£600,000 Freehold

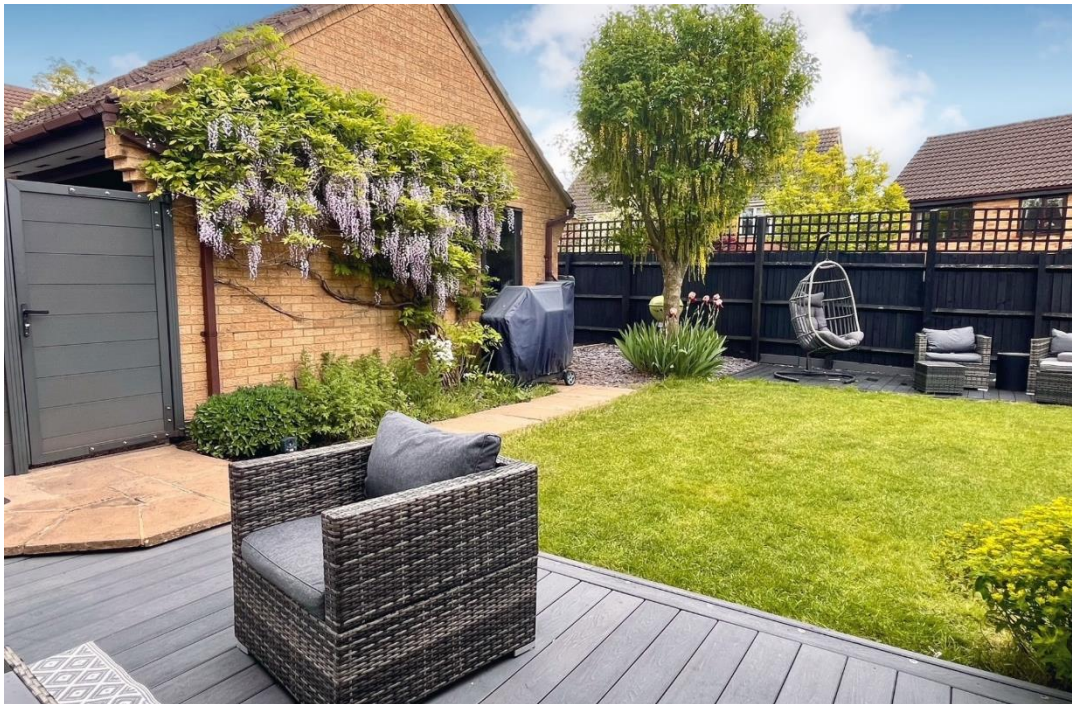




THE PROPERTY

Accommodation briefly comprises an entrance hall with underfloor heating, cloakroom, study / playroom and sitting room with log burning stove and air conditioning. The kitchen / breakfast is fitted with a range of units and opens in the garden room which has a vaulted ceiling with skylights and bi-fold doors to the rear garden. There is also a utility room with space for white goods and access to the garden.

On the first floor bedroom two has the benefit of an en-suite shower room, there are three further bedrooms and a family room. The main bedroom is located on the second floor and has a dressing room and en-suite shower room with double shower cubicle.



Outside, the front garden is mainly laid to lawn with bedded borders and a driveway leading to the double garage. To the rear is an enclosed lawned garden with decked seating area leading from the garden room, slate area and second decked area.

EPC Rating D. Council Tax Band F.

MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating, Gas Heating
Parking	Driveway, Garage, Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

The village of Wootton lies 3 miles south of Northampton town centre separated from the neighbouring village of Hardingstone by the B526 Newport Pagnell Road. Except for the church, little of the village dates earlier than Stuart times and there are many brick cottages of equivalent age to the stone houses found within the village, which now backs onto several modern housing estates including Wootton Fields and the area previously occupied by an army barracks. Local amenities are plentiful and include community centre, working men's club, medical centre, pub/restaurants, hotel, shop, butcher, chemist, garden centre and primary school. Secondary education is provided for at the newly built Caroline Chiselm School. Well placed for commuters, the nearest main road link is M1 J15 less than 2 miles away via the A45, whilst Northampton also offers a mainline rail service to Birmingham New Street and London Euston via Milton Keynes.

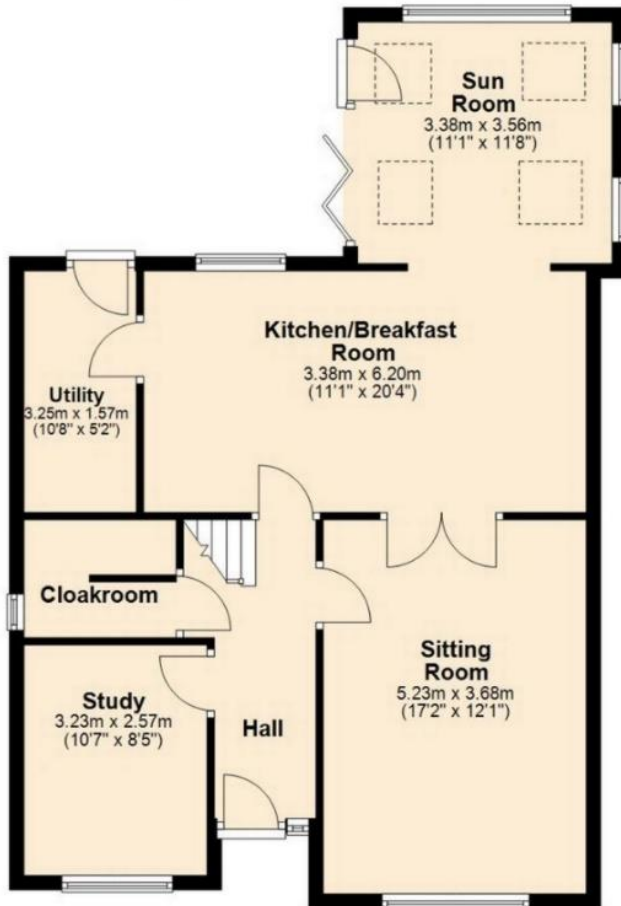
IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

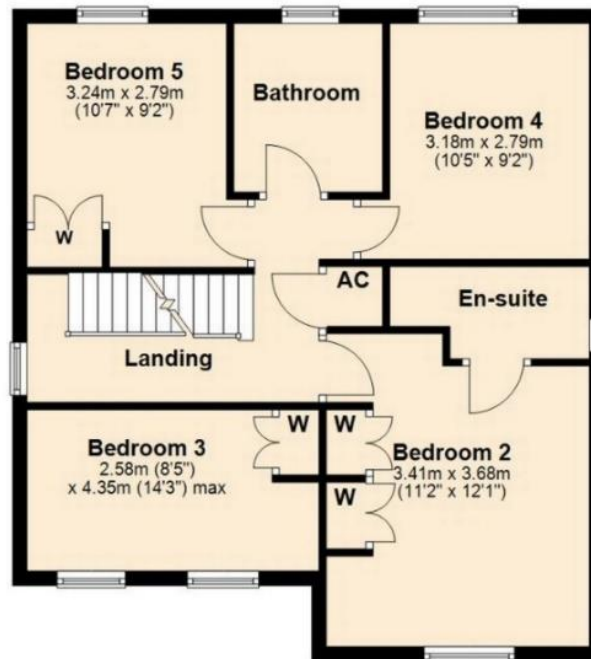
Ground Floor

Approx. 78.3 sq. metres (843.0 sq. feet)



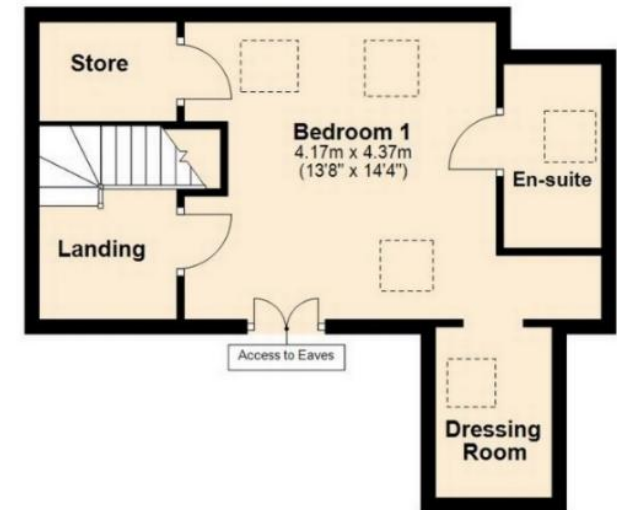
First Floor

Approx. 65.8 sq. metres (708.4 sq. feet)



Second Floor

Approx. 45.5 sq. metres (489.9 sq. feet)





📞 01604 624900

🌐 www.jacksongrundy.com

✉ thevillageagency@jacksongrundy.co.uk

📘 📷 @jacksongrundyestateagents

**JACKSON
GRUNDY** | The
Village
Agency