



1 Roman Close, Wootton Fields, Northampton, NN4 6JQ

HOWKINS &
HARRISON

1 Roman Close, Wootton
Fields, Northampton, NN4 6JQ

Guide Price £595,000

A wonderful "David Wilson" built detached family home located in the desirable location of Wootton Fields, occupying a cul-se-sac position this family home offers four double bedrooms all with fitted wardrobes, two reception rooms as well as a refitted kitchen with a dining/entertaining area.

Features

- David Wilson built detached house
- Sitting room & dining room
- Refitted kitchen & family room
- Three further double bedrooms
- Master bedroom with dressing room & en-suite
- Utility & cloakroom
- Double garage & driveway parking
- Gardens front & rear
- Desirable location
- Energy Rating- C



Location

Wootton Fields is a sought after location a selection of local shops with a Tesco Extra Superstore within five minutes drive and Public Houses and restaurants. Local educational facilities include a Primary School within the village. Caroline Chisholm School and Northampton High School for Girls are also situated close by. There is motorway access to Junction 15 via the A508 London Road and mainline service to London from Northampton Train Station.



Ground Floor

The welcoming entrance hall has stairs rising to the first floor accommodation, gives access to the cloakroom and doors to all principal rooms. The sitting room has a feature fireplace and French doors into the dining room with UPVC French doors which lead out to the rear garden and a covered seating garden area. The kitchen has been refitted in more recent years and has a range of modern high gloss cabinets, working surfaces incorporating a sink unit and appliances that include a dishwasher, double oven, gas hob and extractor hood, space for fridge/freezer and polished floor tiles, just off the kitchen is an additional reception room, either to dine or entertain or both, with wood effect ceramic floor tiles and UPVC French doors onto the rear garden. The utility room is also located just off the kitchen which has space and plumbing for washing machine, a Worcester gas fired boiler, door to side access of the house and internal door to the garage.

First Floor

The first floor boasts four double bedrooms all with built in wardrobes, the master bedroom enjoys a dressing room and en-suite shower room. To complete the accommodation there is a four piece family bathroom suite.





Outside

The front garden is mainly lawned with established planting and driveway leading to the double garage with an electrically operated roller door. Either side of the house gives gated access to the rear garden which has a covered paved seating area, lawned garden with established planting, further patio seating area and raised decking area with log cabin and hot tub.



This family home offers four double bedrooms all with fitted wardrobes, two reception rooms as well as a refitted kitchen with a dining/entertaining area off.





Viewing

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

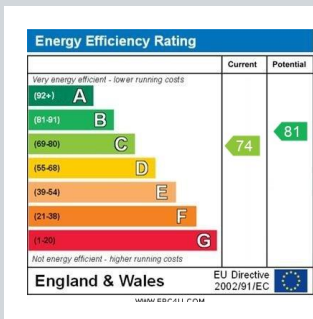
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700.

Council Tax Band – F



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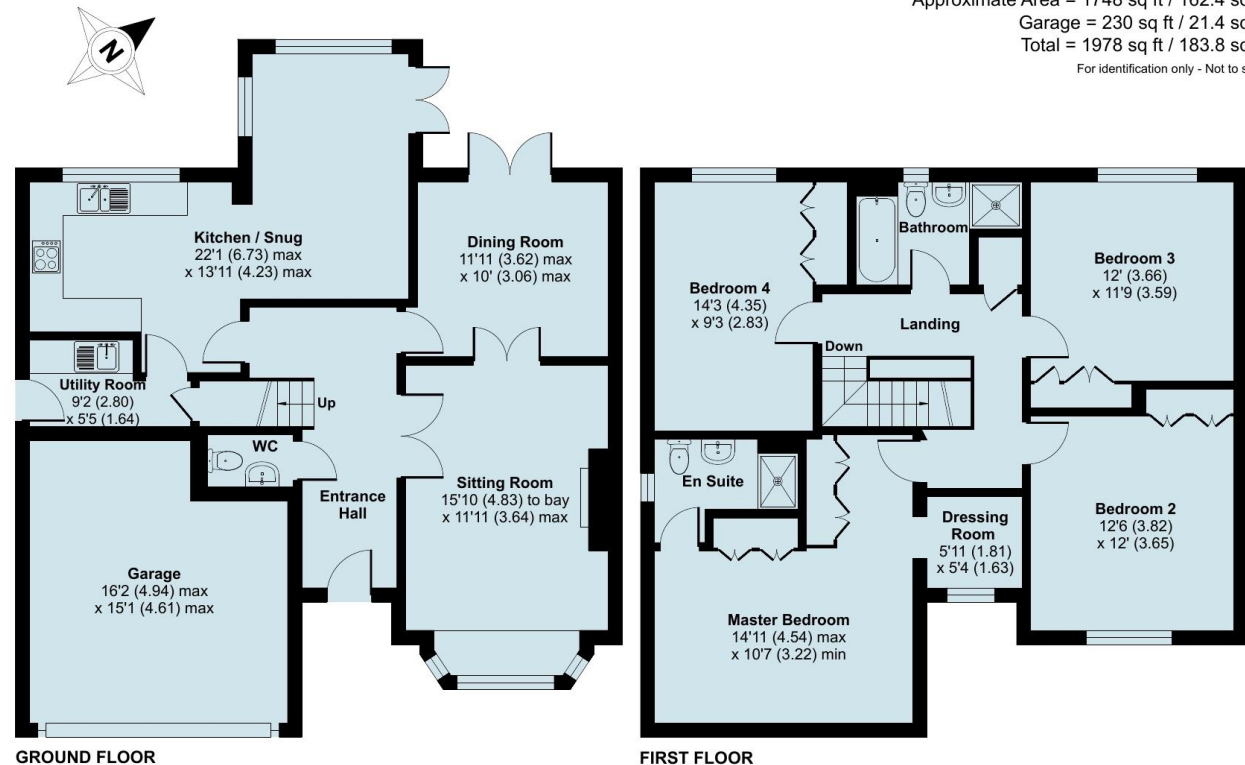
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Approximate Area = 1748 sq ft / 162.4 sq m

Garage = 230 sq ft / 21.4 sq m

Total = 1978 sq ft / 183.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Howkins & Harrison. REF: 1237452

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