



2a Cross Waters Close, Wootton NN4 6AL

welcome to

2a Cross Waters Close, Wootton

Well presented detached three double bedroom property situated within the sought after area of Wootton, in close proximity of all good road links and schools,



Entrance Hall

Double glazed part obscure glazed door to front aspect, radiator, door to lounge.

Cloakroom

WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

Lounge

16' 9" plus bay x 10' 5" (5.11m plus bay x 3.17m)
Double glazed bay window, two radiators, fitted storage shelving and storage unit, doors to inner hallway and kitchen.

Kitchen/Diner

19' 9" x 8' 7" (6.02m x 2.62m)
Fitted wall and base units with worksurfaces over, one and half bowl sink with drainer, built in Bosch electric oven and Induction hob with cooker hood over, built in dishwasher, space for fridge freezer, double glazed window to rear, radiator, inset ceiling lights, double glazed French doors to conservatory.

Conservatory

11' 8" x 9' 7" (3.56m x 2.92m)
Part brick and UPVC construction with pitched tiled roof, double glazed windows to side and rear aspects, double glazed French doors to garden, radiator, inset ceiling lights and fitted cupboard.

Inner Hallway

Dog legged staircase to first floor landing, doors to cloakroom and part converted garage (utility room),

Utility Room

11' 8" x 8' 3" (3.56m x 2.51m)
Part converted garage, fitted wall and base units with worksurfaces over, stainless steel sink and drainer, plumbing for washing machine, cupboard housing hot water and central heating boiler, loft access and radiator.

First Floor Landing

Dog legged staircase from inner hallway, airing cupboard, doors to bedrooms and bathroom.

Bedroom One

11' 2" x 9' 4" min (3.40m x 2.84m min)
Double glazed window to front aspect, built in wardrobes and radiator, door to ensuite.

Ensuite Wet Room

Double glazed obscure glazed window to side aspect, shower, wash hand basin, WC, extractor fan, shaver point, heated towel rail and fully tiled.

Bedroom Two

11' 10" x 8' 8" (3.61m x 2.64m)
Double glazed window to rear aspect, radiator, loft access.

Bedroom Three

8' 9" x 8' 4" (2.67m x 2.54m)
Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to front aspect, P shaped bath with mixer taps and shower attachment, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, part tiled walls and inset ceiling lights.

Outside Front

Open plan blocked paved driveway providing off road parking for several vehicles. Part converted garage (currently being used as a utility room with an up and over door).

Rear

Fully enclosed with fencing with side gated access, extensive paved patio area, lawned garden, well stocked borders, timber garden shed and outside tap.



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2a Cross Waters Close, Wootton

- Well presented detached property
- Cloakroom, ensuite and family bathroom
- Fitted kitchen/diner
- Pitched tiled roof conservatory
- Three double bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of

£385,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NMS115304 - 0004

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