

PIONEER CLOSE, NORTHAMPTON, NN4

£599,995 | 4 Bed House - Detached

BELVOIR!



Belvoir Estate Agents are delighted to present this executive four-bedroom detached family home, occupying a generous corner plot within the highly sought-after Simpson Manor area of Wootton.

Ideally positioned, the property is within close proximity to a number of well-regarded schools, including Wootton Park School, Caroline Chisholm School, Northampton High School, and Preston Hedges.

This spacious and beautifully presented home offers versatile accommodation comprising a welcoming reception hall, cloakroom, a cosy lounge featuring a wood-burning stove, and a separate study. The heart of the home is a stunning open-plan kitchen, dining and sitting area, complemented by a separate utility room.

Upstairs, a galleried landing leads to a generous principal bedroom with en-suite, a second bedroom also benefiting from en-suite facilities, two further double bedrooms, and a well-appointed family bathroom.

Externally, the property continues to impress, boasting a double garage, a large driveway providing off-road parking for up to four vehicles, and a smart EV charging point. The well-stocked, south-facing rear garden offers an ideal space for outdoor entertaining and family enjoyment.

Further benefits include gas central heating, uPVC double glazing, and an efficient solar panel system which significantly reduces both gas and electricity costs.

The location is perfect for commuters, with excellent road links including the A45 and M1 (Junction 15) just a short drive away, as well as convenient access to Northampton town centre.

COUNCIL TAX BAND: F

- Four Double Bedrooms
- Executive Detached Home
- Double Garage
- Generous Corner Plot
- Two Ensuite Bedrooms
- Large Kitchen/Dining/Sitting Room
- Study
- Utility Room
- Driveway For Several Cars
- Desirable Simpson Manor Location

Draft Details.

At the time of print, these particulars are awaiting approval from the vendor(s).


Disclaimer.

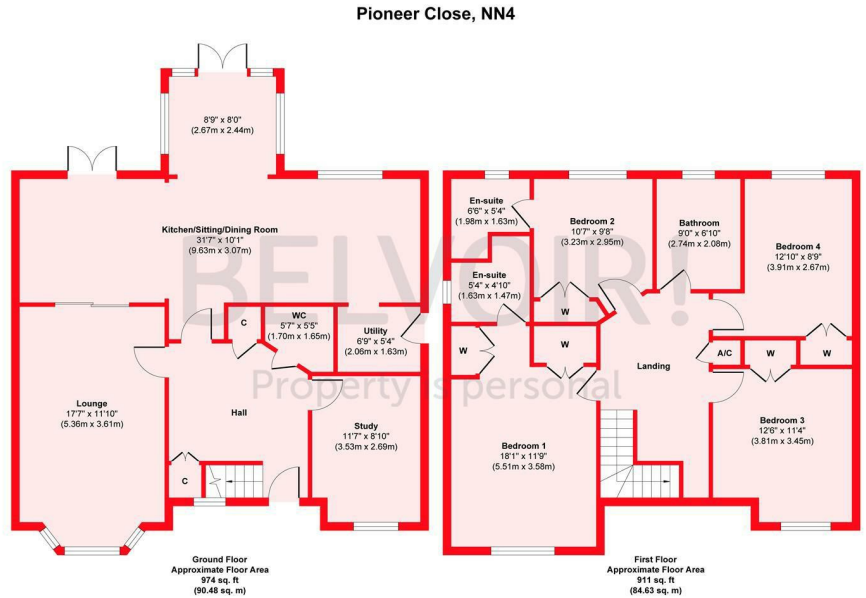
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Approx. Gross Internal Floor Area 1885 sq. ft / 175.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

