

for sale

offers in excess of **£375,000**



## Copymoor Close Wootton Northampton NN4 6BL

A truly fantastically presented 3/4 bedrooms detached family home situated close to local amenities and schools on the ever popular Wootton Fields estate. Benefiting from spacious living accommodation, beautifully re-fitted kitchens and bathrooms and tastefully decorated and floored throughout.

# Copymoor Close Wootton Northampton NN4 6BL

## Entrance Hall

Double glazed door to the side elevation, cloaks area.

## Reception Room / Bedroom Four

13' 1" x 8' 2" ( 3.99m x 2.49m )

Double glazed window to the front elevation, fitted wardrobe and vertical wall mounted radiator. Door to:

## En-Suite Shower Room

Suite comprising a walk-in shower room, low level flush WC and wash hand basin. Extractor fan. Tiled.

## Lounge

13' 1" x 13' 1" max ( 3.99m x 3.99m max )

Double glazed window to the front elevation, feature fireplace, storage and wall mounted radiator. Stairs rising to first floor landing. Open to:

## Kitchen/ Breakfast Room

19' 3" x 8' 9" ( 5.87m x 2.67m )

Re-fitted kitchen with a range of wall and base level units. Work surface with inset sink and drainer. Integrated appliances comprising gas hob with cooker hood over, and electric oven. Space for American fridge freezer, tumble dryer and dining table and chairs. Plumbing for washing machine and dishwasher.

Double glazed window to the rear elevation and double glazed door to conservatory.

## Conservatory

11' 1" x 11' 1" ( 3.38m x 3.38m )

Brisk and UPVC construction, solid roof and doors opening to the rear garden. Solid roof.

## First Floor Landing

Stairs rising from lounge with doors leading off to three bedrooms and family bathroom. Double glazed window to the side elevation, wall mounted radiator and airing cupboard.

## Bedroom One

10' 1" x 9' 2" ( 3.07m x 2.79m )

Double glazed window to the rear elevation, built in wardrobe and wall mounted radiator. Door to:

## En-Suite Shower Room

Re-fitted suite comprising a shower cubicle, modern low level flush WC and wash hand basin set into vanity unit. Wall mounted radiator and extractor fan. Tiled.



## Bedroom Two

10' 1" max x 9' 2" ( 3.07m max x 2.79m )

Double glazed window to the front elevation and wall mounted radiator.

## Bedroom Three

6' 6" max x 7' 2" max ( 1.98m max x 2.18m max )

Double glazed window to the front elevation and wall mounted radiator.

## Family Bathroom

Re-fitted suite comprising a bath with shower over, modern low level flush WC and wash hand basin. Tiled. Chrome heated towel rail, extractor fan and opaque double glazed window to the rear elevation. Tiled.

## Outlook

### Front Garden

Blocked paved driveway, which providing off road parking space for three vehicles.

### Rear Garden

Fully enclosed rear garden, mostly laid to lawn with patio area, which is ideal for entertaining. Planted beds and borders.





**Ground Floor**

**First Floor**

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Property Ref: WFL406323 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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