



**Connells**

Roman Close  
Wootton Northampton

# Roman Close Wootton Northampton NN4 6JQ

for sale  
£675,000



## Property Description

AN OUTSTANDING RESIDENCE! Built by Messrs 'David Wilson' to their Bradbury design and situated in the heart of Wootton Fields and within close proximity the Caroline Chisholm School. The sprawling property comprises entrance hall, WC, Living room with stone fireplace, generous formal dining room, home office, kitchen/dining room with integrated appliances, and utility room. The stairs rise to a stunning galleried landing which gives access to the 5 double bedrooms all boasting built in wardrobes and en-suite facilities to the master bedroom and bedroom two. You will also find the family bathroom and useful second home office/library room. To the front of the property is the block paved driveway providing parking for 5/6 cars leading to a double integral garage. The rear garden is laid to lawn and has a private feel. Viewing of this extensive family home is highly advised to fully appreciate.

## Entrance Hall

Door to front elevation with opaque double glazed window to either side of front door. Stairs rise to first floor galleried landing, wall mounted radiator and doors leading off to the cloakroom, two cloaks cupboards, the home office, kitchen/dining room, principle dining room and living room.

## Cloakroom

Suite comprising low level flush WC and pedestal wash hand basin with tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

## Home Office

Work from home office with two UPVC double glazed windows to front elevation. Wall mounted radiator, telephone point and coving to ceiling.

## Living Room

Double glazed French doors to the rear elevation with complimentary UPVC double glazed windows either side and UPVC double glazed window to side elevation. Stone fireplace with marble back and base and gas living flame fire. Wall mounted radiator, TV point and coving to ceiling.

## Principle Dining Room

UPVC double glazed window to rear elevation and UPVC double glazed French doors leading to the rear garden. Space for ten seater dining table and chairs, wall mounted radiator and coving to ceiling.

## Kitchen/ Dining Room

Fitted with a range of wall and base level units. Stainless steel one and half bowl sink/drainer set into work surfaces and tiled to splash back areas. Integrated appliances comprise dishwasher, fridge freezer, double electric oven and gas hob with cooker hood over. Two wall mounted radiators, built-in wine rack, ceramic tiled floor and recessed spot lights to ceiling. UPVC double glazed window to side elevation and two UPVC double glazed windows to rear elevation either side of the UPVC double glazed French doors which lead out to the rear garden.

## Utility Room

Fitted with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces and tiled to splash back area. Plumbing for washing machine, central heating boiler and courtesy door leading to the double integral. Door to the side elevation providing access to the rear garden.

### First Floor Landing

Stairs rise from the entrance hall. Double built-in airing cupboard housing the hot water cylinder, access to the loft space, wall mounted radiator and doors leading off to five bedrooms, the second home office/library and family bathroom.

### Master Bedroom

Three UPVC double glazed windows to the front elevation. Built-in wardrobes consisting of two doubles and a single, wall mounted radiator, TV point and door leading through to the en-suite shower room.

### En-Suite Shower Room

Three piece suite comprising double shower cubicle, pedestal wash hand basin and low level flush WC with complimentary tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation,

### Bedroom Two

UPVC double glazed window to rear elevation. Built-in wardrobes consisting of two doubles and one single, wall mounted radiator and door leading to the en-suite shower room.

### En-Suite Shower Room

Three piece suite comprising double shower cubicle, pedestal wash hand basin and low level flush WC with complimentary tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the rear elevation,

### Bedroom Three

Two UPVC double glazed windows to the front elevation. Built-in wardrobes consisting of a double and single, and wall mounted radiator.

### Bedroom Four

UPVC double glazed window to the rear elevation. Built-in wardrobes consisting of a double and a single, and wall mounted radiator.

### Bedroom Five

UPVC double glazed window to the rear elevation. Built-in wardrobes consisting of a double and a single, and wall mounted radiator.

### Second Home Office/ Library

Feature UPVC double glazed arched window to front elevation and glazed panelled french doors leading onto the galleried landing. Wall mounted radiator.

### Family Bathroom

Four piece suite comprising panelled bath with mixer taps, separate shower cubicle, pedestal wash hand basin and low level flush WC. Half tiling, extractor fan, shaver point and wall mounted radiator. UPVC opaque double glazed window to the side elevation.

### OUTSIDE

#### Double Garage

Double integral garage with two up and over doors and power and lighting connected. Courtesy door leading through to the utility room.

#### Front Garden/ Parking

Mainly laid to lawn with shrub borders and pathway leading to the front door. Large block paved driveway leading to the double integral garage and providing off road parking for five or six cars. Gated access to the side leads to the rear garden.

#### Rear Garden

Large secluded garden with mainly laid to lawn with shrub borders, retaining timber fencing and large paved patio area which is ideal for entertaining. Gated access to the side leading to the front of the house.

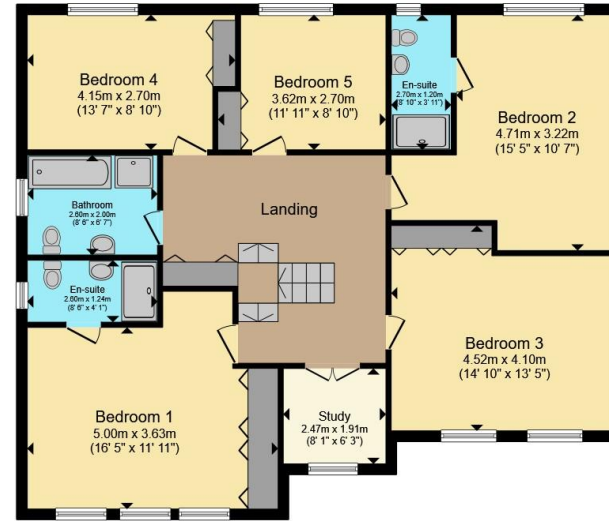








**Ground Floor**



**First Floor**

Total floor area 229.6 m<sup>2</sup> (2,471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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