

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

HOWKINS & HARRISON

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Guide Price £575,000

A superbly presented “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

Roman Close is situated within the popular residential area of Wootton Fields, south-west of Northampton. The development provides a pleasant residential setting with a range of local amenities close by, including shops, parks and everyday facilities. Local educational facilities include a Primary School within the village. Caroline Chisholm School and Northampton High School for Girls are also situated close by.

The property benefits from convenient access to Northampton town centre, while the surrounding road network provides good connections to the A45, A43 and M1 motorway, making the location well suited to commuters.

Northampton railway station is also accessible, providing regular rail services to London Euston and other destinations.
Wootton Fields is an established and sought-after area, offering a balance between convenient access to the town and a quieter suburban environment. The surrounding countryside and nearby villages also provide opportunities for walking and recreation.



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.








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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 raised seating area with summer house/home office.

There is also an EV charging point attached to the property.





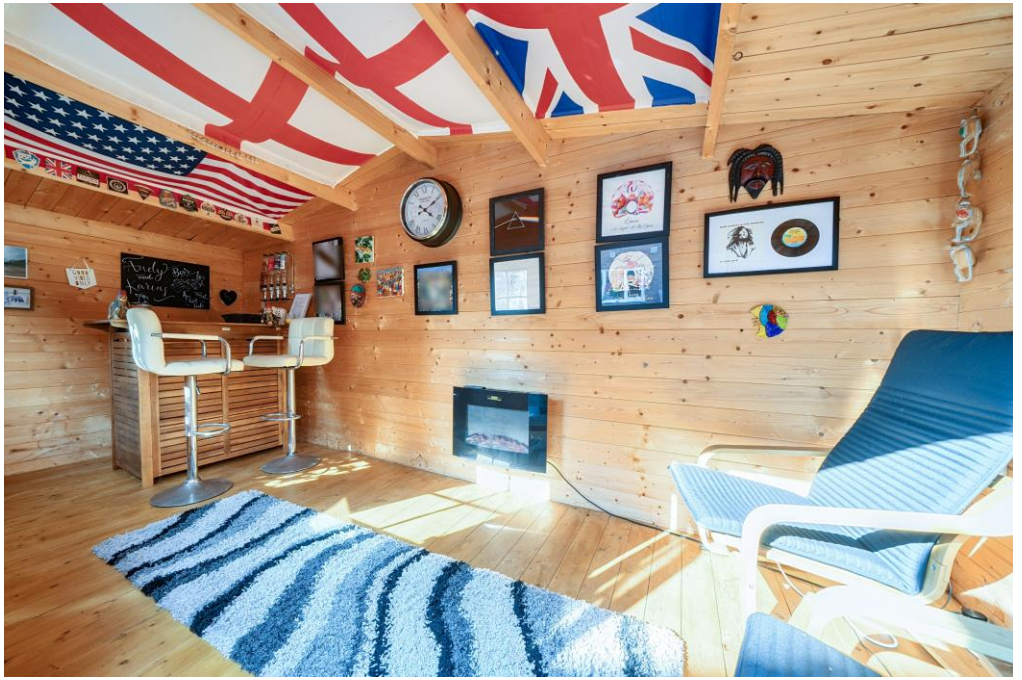












Viewing

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.

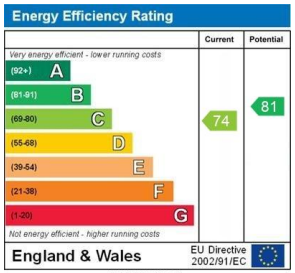
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

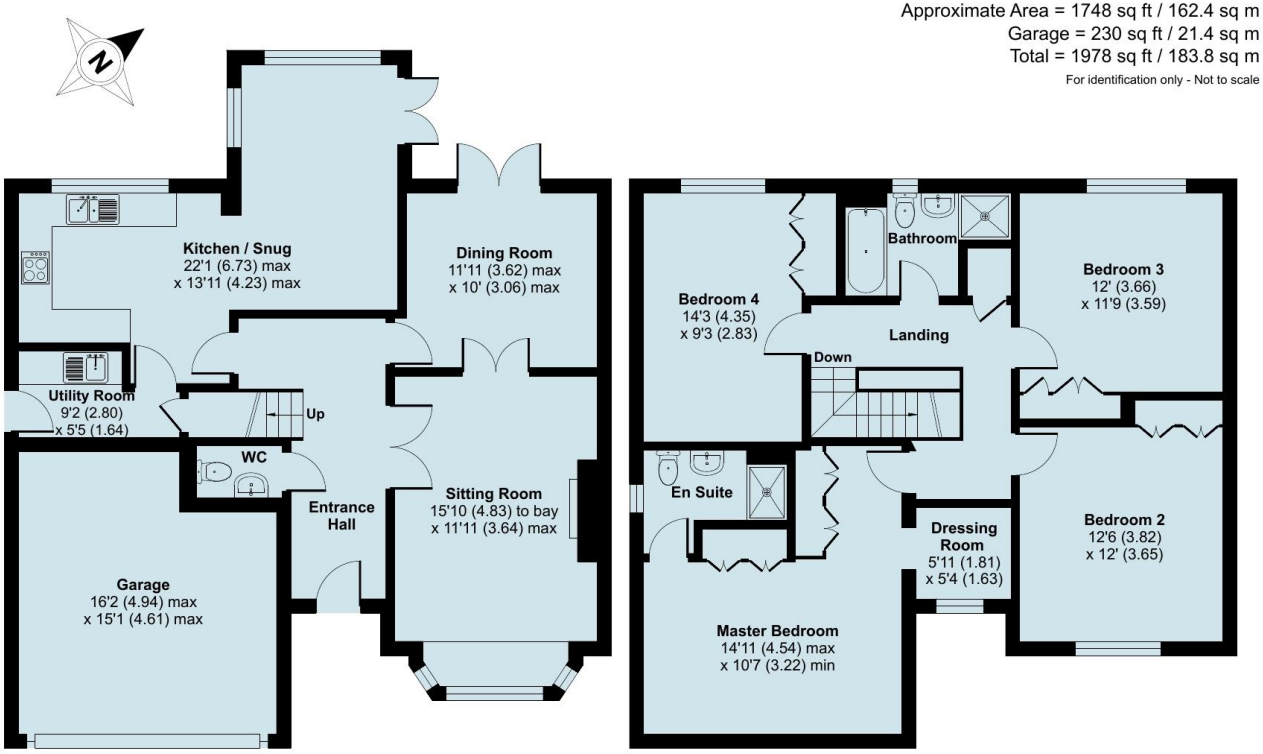
West Northamptonshire Council Tel:0300-126700.

Council Tax Band – F



Roman Close, Northampton, NN4

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). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1237452

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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