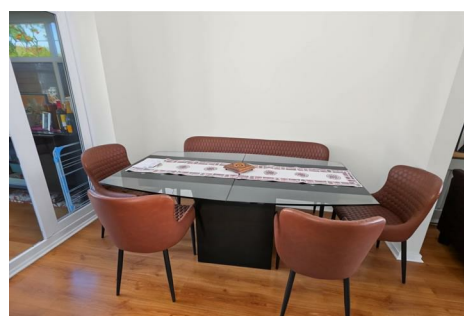


**19 Copymoor Close
Wootton
NORTHAMPTON
NN4 6BL**

Offers Over £365,000



- **DETACHED**
- **MASTER WITH EN SUITE**
- **CONSERVATORY**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **RECEPTION/BEDROOM FOUR WITH EN SUITE**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three/four bedroom, detached property situated in Wootton Fields. The accommodation comprises in brief: entrance porch, cloakroom, reception room/bedroom four with en suite, lounge, kitchen/dining room and conservatory to the ground floor. The first floor comprises three bedrooms, master with en suite, and family bathroom. Additional benefits include double glazing, gas to radiator heating and off road parking.

Ground Floor

Entrance Porch

Double glazed window to front, tiled flooring, coat area, doors to:

Reception Room/Bedroom Four

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

Double glazed window to front, radiator, door to:

En Suite

Suite comprising walk in shower cubicle with shower unit above, low level WC, hand wash basin, tiled floor, tiled walls, extractor fan.

Lounge

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

Double glazed window to front, feature fireplace, stairs rising to first floor, storage cupboard, opening to:

Kitchen/Dining Room

13'3" x 8'9" (4.04 x 2.67)

Kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, space for American style fridge/freezer, plumbing and space for washing machine and dishwasher, double glazed window to rear, double glazed door to side, double glazed doors to conservatory.

Conservatory

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

UPVC construction, doors to rear garden.

First Floor

Landing

Airing cupboard, storage cupboard, double glazed window to side, doors to:

Bedroom One

10'0" x 9'1" (3.07 x 2.79)

Double glazed window to rear, built in wardrobe, radiator, door to:

En Suite

Comprising shower cubicle with shower unit above, low level WC, vanity unit with inset sink, radiator, extractor fan, tiled floor, tiled walls.

Bedroom Two

10'0" x 9'1" (3.07 x 2.79)

Double glazed window to front, radiator.

Bedroom Three

6'5" x 7'1" (1.98 x 2.18)

Double glazed window to front, radiator.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled walls, tiled floor, chrome heated towel rail, double glazed window to rear.

Externally**Front Garden**

Block paved driveway for off road parking.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders.

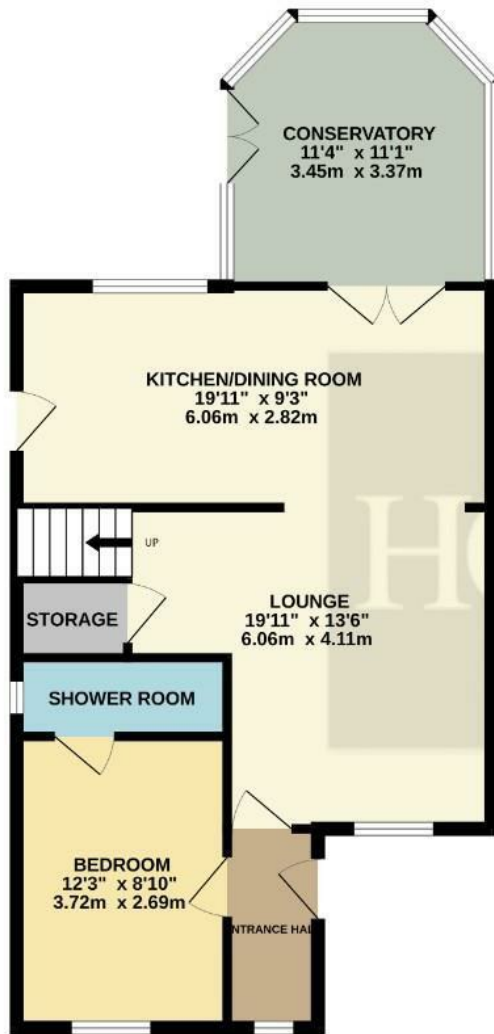
Agents Notes

Council Tax Band: D

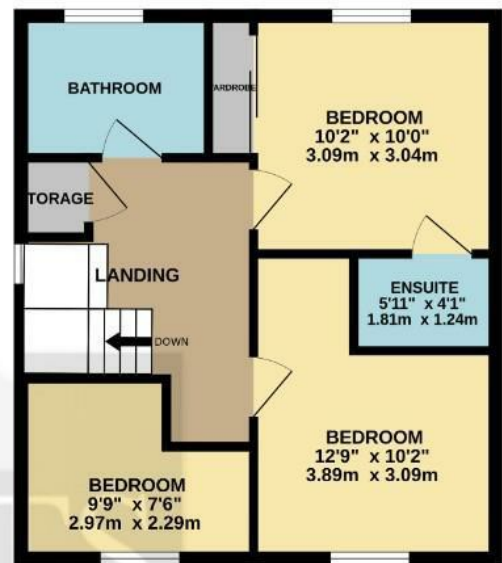




GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



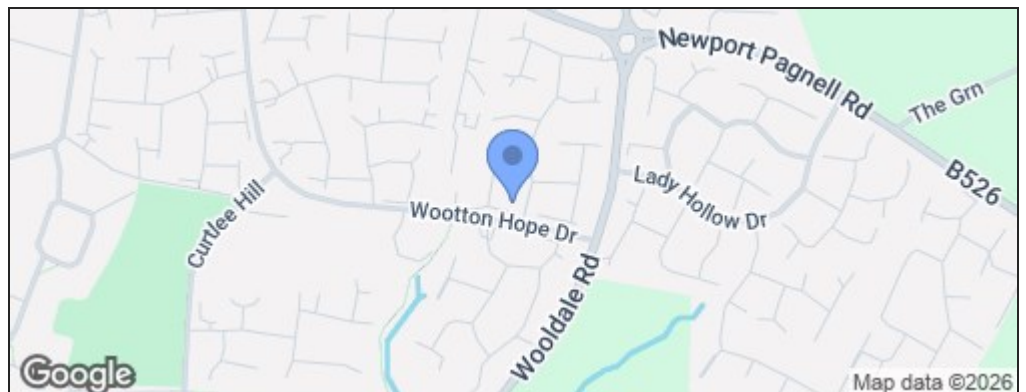
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	
	73	77



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.