



10 Fieldgate Close, Wootton, Northampton, NN4 6EE

Situated within one of Wootton's most sought after locations is this **MUST SEE EXECUTIVE DETACHED** property which has been significantly improved and extended by the current owners which includes a impressive kitchen/family room with integrated appliances to include induction hob, oven, combination microwave/oven, fridge/freezer, dishwasher, underfloor heating and Bi Folding doors which lead onto the rear garden which enjoys a south facing aspect. The spacious accommodation comprises entrance hall, cloakroom/WC, lounge, dining room, kitchen/family room, utility room, four double bedrooms all having fitted wardrobes, en-suite shower room with underfloor heating and family bathroom with a separate shower both of which have been re-fitted to a high standard. Externally there are well tended gardens, driveway which can accommodate up to four vehicles and a double integral garage. The property also offers uPVC double glazing and gas radiator central heating An early viewing is a must.

£535,000

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ACCOMMODATION

Ground Floor

Entrance Hall

Double glazed entrance door, wood laminate flooring, single radiator, stairs to the first floor.

Lounge

17' 1" x 11' 11" (5.21m x 3.63m) Marble style fireplace with inset gas fire, TV point, two double radiators, French doors leading into the dining room.



Dining Room

10' 8" x 10' 1" (3.25m x 3.07m) Double glazed french doors to the rear, single radiator.

Kitchen/Family Room

17' 10" x 22' 0" (5.44m x 6.71m) Fully fitted kitchen comprising with a comprehensive range of units with integrated appliances to include Oven, microwave combination oven, fridge/freezer and dishwasher, Island unit with integrated induction hob, Bi folding doors leading into the rear garden, ceramic tiled floor with underfloor heating, spot lights, double glazed window to the rear.

Utility Room

8' 11" x 5' 4" (2.72m x 1.63m) Single drainer sink with cupboard under, Combination gas boiler, plumbing for washing machine, space for tumble dryer, door to garage and double glazed door to the side.

Landing

Access to loft, single radiator.

Bedroom 1

15' 3" x 11' 10" (4.65m x 3.61m) Double glazed window to the front, built in wardrobes, single radiator.



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En-Suite Shower Room

Fully tiled shower room with shower cubicle and power shower, close coupled WC, wash hand basin, ceramic tiled floor with underfloor heating, double glazed window to the front.

Bedroom 2

14' 7" x 14' 11" Max (4.45m x 4.55m) Double glazed window to the front, built in wardrobes, single radiator.

Bedroom 3

11' 10" x 10' 2" (3.61m x 3.10m) Double glazed window to the rear, built in wardrobes, single radiator.

Bedroom 4

14' 3" Max x 9' 3" (4.34m x 2.82m) Double glazed window to the rear, single radiator, built in wardrobes.

Bathroom

Re-fitted four piece suite comprising panelled bath with shower mixer tap, wash hand basin and vanity unit, close coupled WC, double tiled shower cubicle with rain shower head, spot lights, fully tiled walls, double glazed window to the rear.

Front Garden

Lawned area, flower beds, driveway for up to four vehicles leading to garage, gated side access.

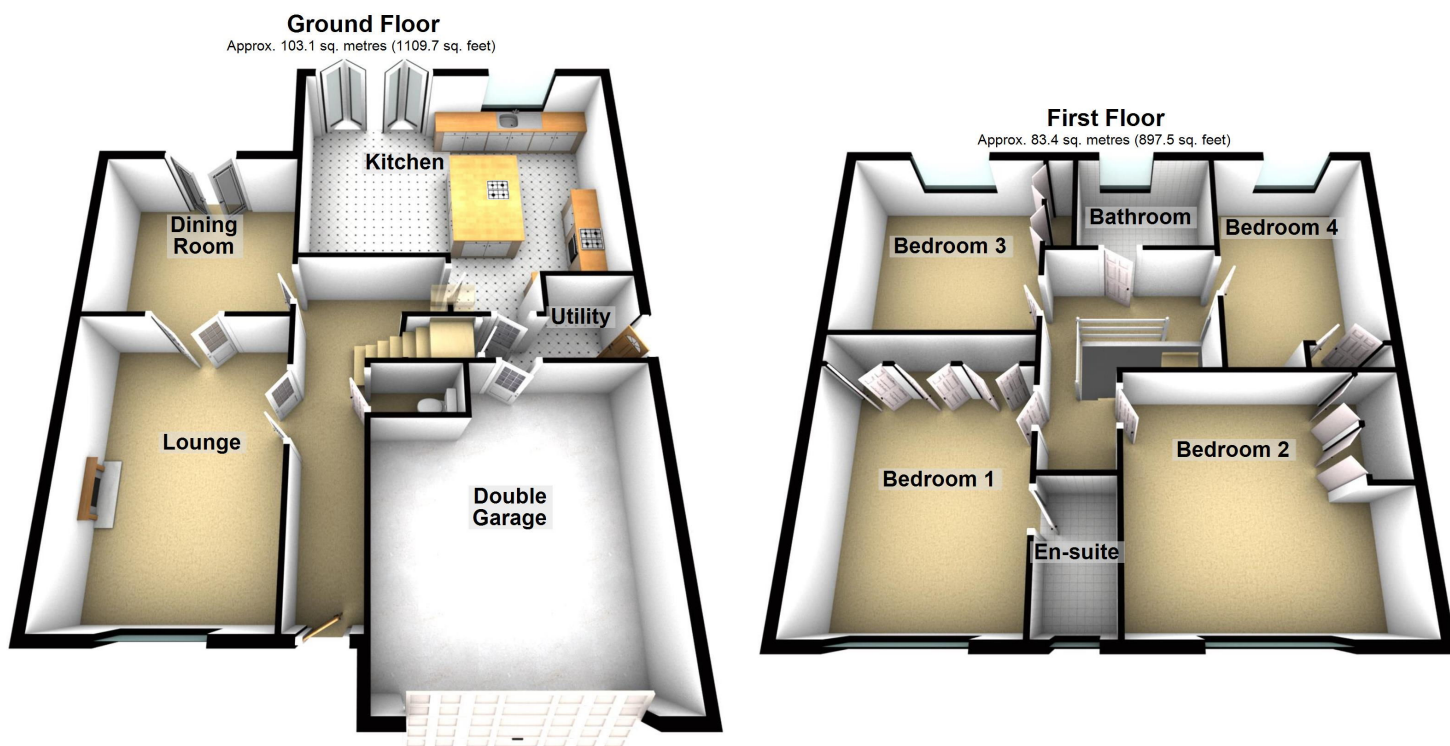


Rear Garden

A very well maintained rear garden with is not overlooked and enjoys a southerly facing aspect, paved patio, lawn, flower and shrub borders, pebbled area and timber shed, external tap.

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Total area: approx. 186.5 sq. metres (2007.2 sq. feet)

Please note that Merrys have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts. **IMPORTANT WARNING:** Merrys for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Merrys has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them. Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	69	76
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	62	69
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
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