



Copymoor Close, Wootton, Northampton NN4 6BL

welcome to

Copymoor Close, Wootton Northampton

A beautifully presented 3/4 bedroom detached home in the sought-after Wootton Fields area, close to schools and local amenities. Offering modern, spacious living including a re-fitted kitchen, updated bathrooms and versatile ground floor accommodation. Off road parking for three vehicles.

Entrance Hall

Accessed via a double-glazed door to the side elevation, with a useful cloaks area.

Bedroom Four / Reception Room

A versatile room featuring a double-glazed window to the front elevation, fitted wardrobe, and a vertical wall-mounted radiator. Door leading to Ensuite.

En-Suite Shower Room

Fitted with a walk-in shower, low-level WC, and wash hand basin. Tiled with an extractor fan.

Lounge

A welcoming open plan living space with a double-glazed window to the front elevation, feature fireplace, storage, and wall-mounted radiator. Stairs rising to the first-floor landing.

Kitchen/Breakfast Room

A recently upgraded kitchen fitted with a variety of base and wall units, worktops with inset sink, and integrated cooking appliances including hob, oven, and extractor. There is room for larger appliances such as an American-style fridge freezer, as well as additional laundry equipment. Ample space is available for dining, with plumbing in place for both a washing machine and dishwasher. Rear window and door provide access to conservatory.

Garden Room (conservatory)

A solid-roof conservatory with a combination of brick and uPVC construction, offering an additional reception area with direct garden access.

Upstairs Landing

The first floor is reached via stairs from the lounge, leading to three bedrooms and the family bathroom. Includes a side window, radiator, and airing cupboard.

Master Bedroom One

Situated at the rear, this ensuite master bedroom includes fitted storage and a radiator.

En-Suite

Modernised and comprising a shower cubicle, WC, and vanity basin unit, with tiled finishes and ventilation.

Bedroom Two

A well-proportioned double room overlooking the front, with radiator.

Bedroom Three

Ideal as a nursery, office, or single bedroom, also front-facing with radiator.

Bathroom

Fitted with a contemporary suite including a bathtub with overhead shower, WC, and basin. Finished with tiling, a heated towel rail, ventilation, and a frosted rear window.

Front Garden

The frontage is laid with block paving, providing off-street parking for multiple vehicles (up to three).

Rear Garden

A private, enclosed garden mainly laid to grass, complemented by a patio seating area. Surrounded by established planting and borders, creating a pleasant outdoor space for relaxation or entertaining.





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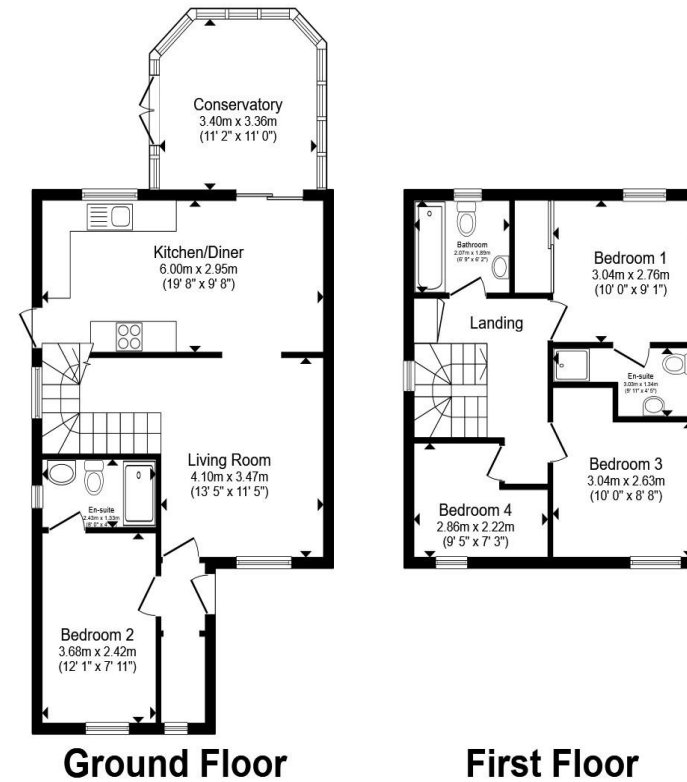
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Copmoor Close, Wootton, Northampton

- Three/four bedrooms
- Conservatory
- Ensuite master
- Detached
- Wootton area

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£375,000



Total floor area 105.7 m² (1,138 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



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Property Ref:
NMS115953 - 0004

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