



Connells

Brooks Close  
Wootton Northampton

# Brooks Close Wootton Northampton NN4 6FH

for sale offers over  
**£525,000**



## Property Description

A charming and attractive double-fronted four-bedroom detached family home, offering spacious and versatile accommodation throughout, complete with a double detached garage and driveway providing parking for several vehicles.

The ground floor comprises a welcoming entrance hall, cloakroom, spacious kitchen/diner ideal for family living and entertaining, separate utility room, formal dining room, lounge, and a dedicated study - perfect for home working.

Upstairs, the property boasts four generous double bedrooms, including a superb principal bedroom with en-suite facilities, along with a family bathroom.

Externally, the property features a well-maintained rear garden with patio area, laid lawn, and attractive shrub borders - ideal for outdoor dining and relaxation.

Conveniently situated close to local amenities and reputable schools, with excellent transport links providing easy access to Junction 15 of the M1 motorway.

## Accommodation

### Entrance Hall

Door to the front elevation, with further doors leading to the study, cloakroom, kitchen/diner and lounge. Storage cupboard. Stairs rise to the first floor.

### Study

Two double glazed windows to the front elevation. Radiator.

### Cloakroom

White suite comprising of low level WC and wash hand basin with splash back tiling. Radiator. Tiled granite flooring.

### Kitchen/Dining Room

Double glazed window to the rear elevation and double glazed French doors leading to the rear garden. Door to the utility room and door to the side leading into the dining room. Kitchen is fitted with a range of wall and base level units. One and half bowl sink/drain set into granite work surfaces and tiled to splash back areas. Integrated appliances comprise dishwasher and double electric oven and gas hob with cooker hood over. Space for fridge/freezer. Radiator. Tiled granite flooring. Spot lights to ceiling.

### Utility Room

Door to the side elevation leading out to the garden. Works surfaces with space and plumbing for under counter washing machine and tumble dryer. Central heating boiler. Tiled granite flooring.

### Dining Room

French doors to the rear elevation leading out to the rear garden and internal doors leading through to the lounge. Radiator.

## Lounge

Two double glazed windows to the front elevation. Radiator. Feature fire surround. Doors leading into the dining room.

## First Floor Accommodation

### Landing

Double glazed window to the front elevation. Doors leading to all bedrooms and bathroom. Airing cupboard. Loft access.

### Bedroom One

Double glazed windows to the front elevation. Built in bedroom furniture comprising of two double wardrobes. Radiator. Door leading to en-suite.

### En-Suite

Double glazed window to the rear elevation. White suite comprising of double shower cubicle with shower over and tiling, Low level WC and wash hand basin with further tiling.

### Bedroom Two

Double glazed window to the rear elevation. Built in bedroom furniture comprising of a double fitted wardrobe and a single wardrobe. Radiator.

### Bedroom Three

Two double glazed windows to the front elevation. Built in double wardrobe. Radiator.

### Bedroom Four

Two double glazed windows to the front elevation. Built in double wardrobe. Radiator.

## Bathroom

Double glazed window to the side elevation. White suite comprising of bath with shower over, single shower cubicle, low level wc and wash hand basin with part tiling. Radiator.

## Outside

### Front Garden

Pathway to front door and gated access to the rear garden. Driveway providing parking for several vehicles.

### Rear Garden

Landscaped rear garden with patio area leading onto laid to lawn with shrub bed borders. Retaining fencing and gated access to the front of the property.

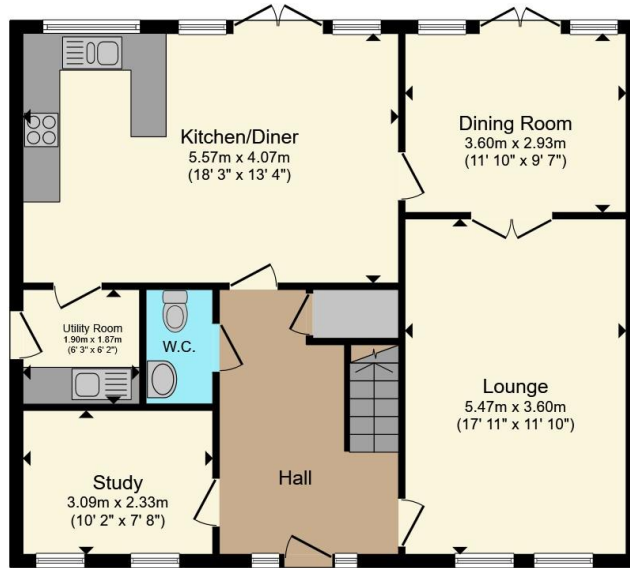
### Double Detached Garage

Up and over doors to the front. Power and light connected.

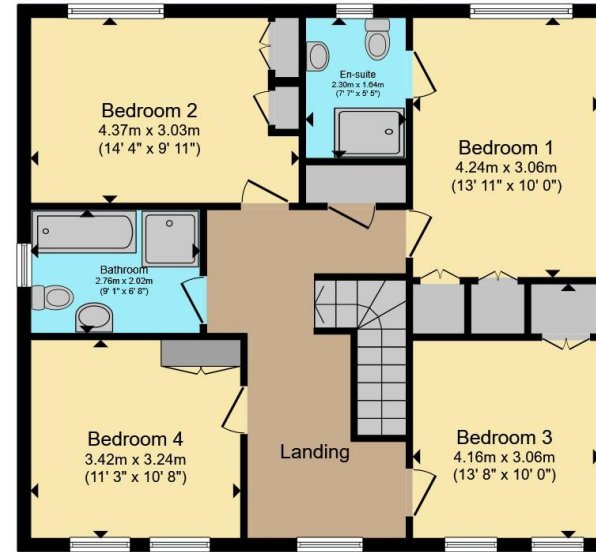








**Ground Floor**



**First Floor**

Total floor area 162.0 m<sup>2</sup> (1,744 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: F

Tenure: Freehold

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