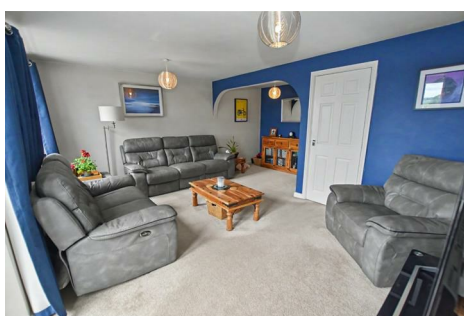


**32 Romulus Close
Wootton Fields
NORTHAMPTON
NN4 6LJ**

£340,000



- **THREE STOREY ACCOMMODATION**
- **VIEWS OVER OPEN FIELDS**
- **REFITTED BATH AND SHOWER ROOMS**
- **VERSATILE LIVING SPACE**

- **FOUR/FIVE BEDROOMS**
- **CLOSE TO LOCAL SCHOOLS**
- **GARAGE AND PARKING**
- **ENERGY PERFORMANCE RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated on the edge of Wootton Fields with views over rolling countryside, this modern family home has versatile living space over three floors. The accommodation comprises; an entrance hall, bedroom two with a door into a Jack and Jill refitted shower room, office/bedroom four and a utility room on the ground floor. On the first floor there is a generous kitchen/breakfast room and a sitting/dining room complete with a Juliette balcony looking over the fields to the front of the property. To the second floor there are two further bedrooms, one of which has a refitted en-suite and a further refitted family bathroom. Externally the property has front and rear gardens and off road parking in front of a garage accessed to the rear. Wootton Fields is situated at the south side of Northampton, and benefits from some of the best schools in Northampton (Caroline Chisholm, Wootton Hall Park, Preston Hedges and Wootton Primary) and of course easy access to the M1, A45 and A43. The village also has local shops, a butchers, doctors surgery, opticians, boutique, park and recreation area, and a community centre.

Ground Floor

Entrance Hall

Entered via a composite door, laminate flooring, radiator, double doors to a large coat storage cupboard, stairs to the first floor, under stairs cupboard, doors to the ground floor rooms.

Bedroom Two

11'11 x 9'3" (3.63m x 2.82m)

Double glazed window to front elevation, radiator, double built-in wardrobe, television point, door to;

Jack and Jill Shower Room

Refitted with a modern three piece suite comprising: a low level W.C., wash basin, double width shower cubicle, tiled splash back areas, heated towel rail.

Bedroom Five/Study

11'1 x 9'1 (3.38m x 2.77m)

French doors to the rear elevation, radiator.

Utility Room

7'8" x 6'5" (2.34m x 1.96m)

Fitted with wall and base level units with roll edge worktops over, single sink and drainer unit, tiled splash back area, wall mounted boiler unit, space for a washing machine and electric tumble dryer, door to the rear garden.

First Floor

First Floor Landing

Stairs rising to second floor, doors to the lounge and kitchen/diner

Lounge (Diner)

17'2" max x 16'2" (5.23m max x 4.93m)

A light and airy 'L'-shaped room initially designed as a lounge diner, double glazed window and French doors with a Juliette balcony to front elevation, two radiators, television point.

Kitchen/Diner

16'2" x 9'11" (4.93 x 3.04)

Fitted with a range of wall and base level units with complementary roll edge work surfaces over, inset one and a half bowl sink drainer unit with mixer tap over, integrated double oven, gas hob and extractor fan, space for a dishwasher and fridge freezer, radiator, two double glazed windows to the rear elevation,

Second Floor

Second Floor Landing

Door to airing cupboard, doors to the second floor rooms, loft access, radiator.

Bedroom One

11'4 x 10'8 (3.45m x 3.25m)

Double glazed window to the front elevation offering views of rolling countryside, radiator, twin built-in wardrobes, door to;

En Suite

Refitted with a modern suite comprising a double width shower cubicle, low level W.C., wash basin, double shower, heated towel rail, tiled splash back areas, double glazed window to the front elevation.

Bedroom Three

12'0" x 8'6" (3.66m x 2.59m)

Double glazed window to the rear elevation, radiator.

Bathroom

Refitted with a modern suite comprising a panelled bath, wash basin, double shower, heated towel rail, tiled splash back areas, extractor fan.

Externally

Rear Garden

Laid mainly to lawn with a paved patio area, flower beds with maturing shrubs, gated rear access.

Garage

A single garage is situated under a coach house to the rear with parking in front.

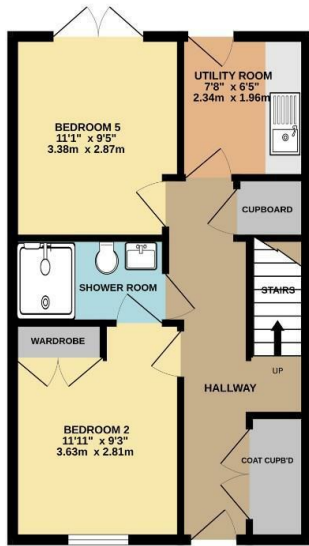
Agents Notes

Council Tax Band: D

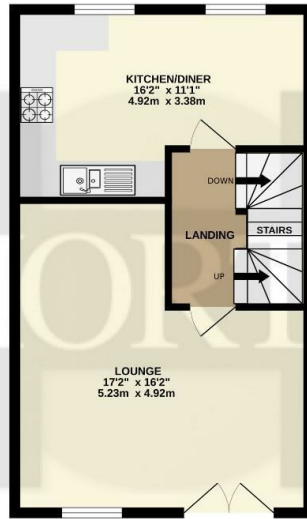




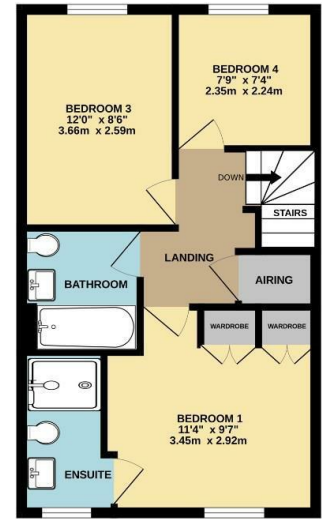
GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



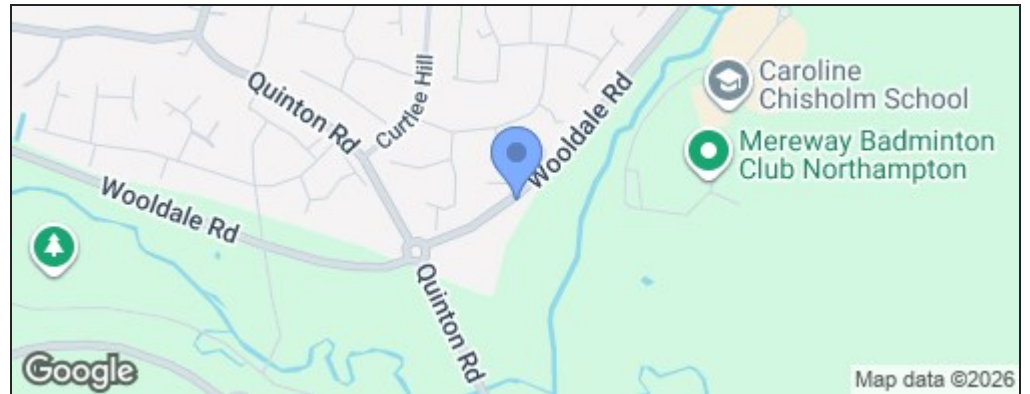
2ND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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.
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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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.