

Robinson Way  
Wootton  
Northampton  
NN4 6FJ

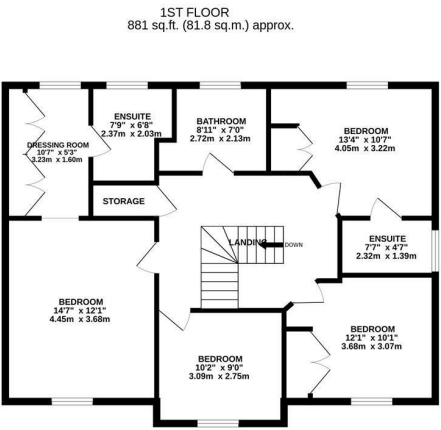
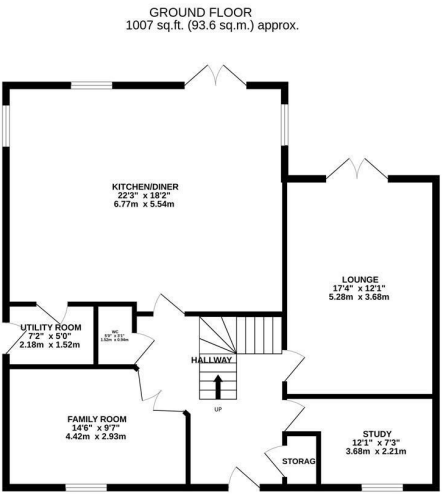
Offers Over £590,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA: 1888 sq.ft. (175.4 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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## AT A GLANCE...



Family Room



Extended Kitchen Diner



4 Bedrooms



Two Ensuites



Landscaped Garden



Secure Gated Parking





## WHAT'S GREAT?

A fantastic opportunity to acquire one of the beautifully refurbished and extended executive four-bedroom family homes situated in the highly sought-after area of Wootton Fields.

This impressive property is ideal for growing families seeking comfort, practicality, and style. Upon entering, you're welcomed by a spacious hallway that leads to a versatile extra reception room, currently used as a children's playroom but equally suited to a formal dining area or second sitting room. The generous lounge features a fitted log burner, creating a warm and inviting focal point, while a separate, fully enclosed study provides the perfect environment for home working or quiet retreat.

The ground floor also includes a cloakroom/WC, a utility room, and a beautifully refitted kitchen/breakfast room, designed with both everyday living and entertaining in mind.

The property has been thoughtfully extended to enhance the overall living space, offering greater flexibility for modern family life. Upstairs, the home continues to impress with four

double bedrooms, two of which benefit from en-suite shower rooms, while the remaining bedrooms are served by a modern family bathroom.

This home has been beautifully refurbished throughout, with the vendors undertaking key upgrades and tasteful interior enhancements that elevate the overall finish. Outside, the well landscaped rear garden offers a stylish space for relaxing, entertaining, or family play, with a thoughtful layout that requires minimal maintenance. To the front, the property features gated off-road parking for multiple vehicles, in addition to a double garage providing further parking or storage options.

Located in a well-regarded residential area with access to excellent local schools, parks, and amenities, this home combines executive living with everyday convenience. Viewing is highly recommended to fully appreciate all that this superb property has to offer.

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# SELLER'S SECRET

This has truly been the ideal family home for us. We've absolutely loved the extended kitchen area — it's perfect for entertaining. The gated, secure parking has also been a huge plus, giving us peace of mind and convenience.



## Why we like it....

This property has been beautifully refurbished to a high standard with spacious and versatile accommodation, and is ideally located close to local schools and amenities.

# OSCAR JAMES

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To buy or not to buy....

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