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# Cross Waters Close, Wootton, NN4 6AL

£270,000 End of Terrace

3 1 1



**Platinum Trusted  
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Department: Sales

Tenure: Freehold



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## Property Summary

END PLOT IN CUL-DE-SAC. An attractive, three-bedroom, end terrace house in the popular Wootton Fields district, close to local schooling and other amenities on the south side of town with easy reach of the M1 motorway junctions and ring road.

## Features & Utilities

- ✓ Wootton Fields
- ✓ End Terrace House
- ✓ Cul-De-Sac Position
- ✓ Three Bedrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Driveway & Garage
- ✓ End Plot Garden
- ✓ Ideal First Time Or Investment Purchase

# Property Overview

END PLOT IN CUL-DE-SAC. An attractive, three-bedroom, end terrace house in the popular Wootton Fields district, close to local schooling and other amenities on the south side of town with easy reach of the M1 motorway junctions and ring road. Accommodation comprises a hallway, lounge with bay window, kitchen/diner, three bedrooms and a bathroom. Outside a driveway leads to a single garage and the side with a gate through to rear garden. EPC Rating: D. Council Tax Band: C

## HALL

Timber and glazed entrance door. Understairs cupboard. Door to:

## LOUNGE 4.27m x 3.42m (14' x 11'2")

Double glazed bay window to front elevation. Radiator. Wood laminate flooring. Feature fireplace.

## KITCHEN 2.48m x 4.55m (8'1" x 14'11")

Double glazed window and door to rear elevation. Radiator. Wall and base units. Work surfaces. Single drainer sink unit. Wall mounted gas fired boiler. Space for table and chairs. Space for washing machine. Built in gas hob, electric oven and filter hood.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space.

## BEDROOM ONE 3.43m x 2.60m (11'3" x 8'6")

Double glazed window to front elevation. Radiator. Built in cupboard.

## BEDROOM TWO 3.31m x 2.29m (10'10" x 7'6")

Double glazed window to rear elevation. Radiator.

## BEDROOM THREE 2.06m x 2.18m (6'9" x 7'1")

Double glazed window to rear elevation. Radiator.

## BATHROOM

Obscure double glazed window to front elevation. Radiator. Suite comprising panelled bath with electric shower, pedestal wash hand basin and low level WC. Tiling to splash backs. Extractor fan. Airing cupboard housing hot water cylinder.

## OUTSIDE

### FRONT GARDEN

Open plan. Side gate to side garden with space to store bins and further gate to main garden.

### REAR GARDEN

Paved and lawned. Enclosed by timber panelled fencing.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

## MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

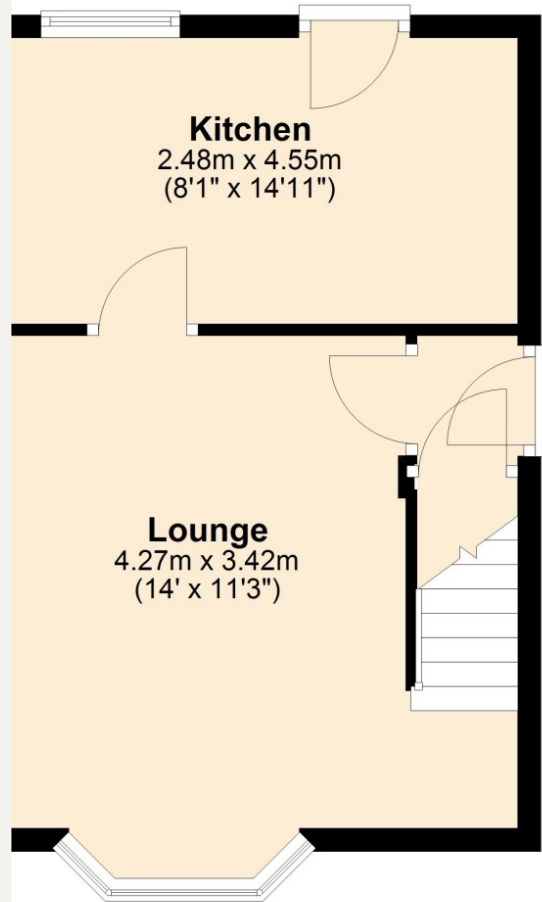
### AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

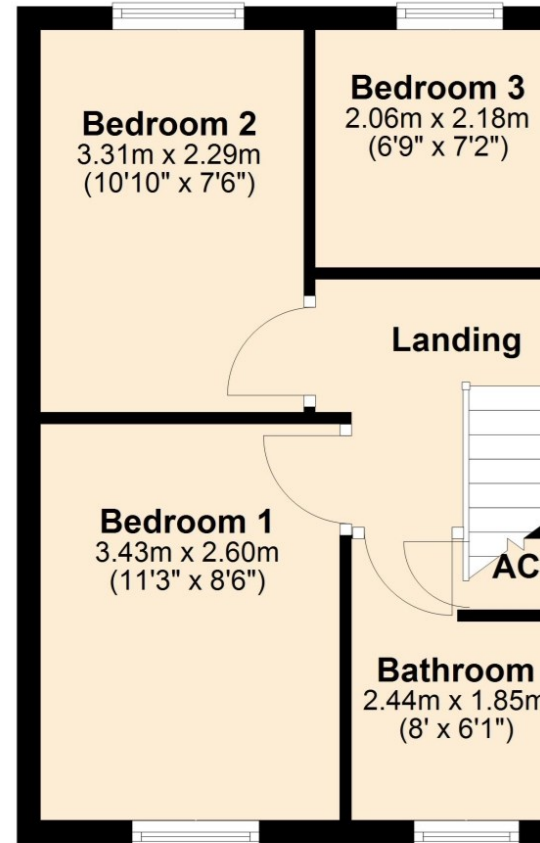
## Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 64.1 sq. metres (690.4 sq. feet)



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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