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# Harris Close, Wootton, NN4 6AD

£600,000 Detached

5 3 2



**Platinum Trusted Service Award**

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold







## Property Summary

LOCATED IN A QUIET CUL-DE-SAC WITHIN THE POPULAR AND FAMILY FRIENDLY AREA OF WOOTTON IS THIS WELL PRESENTED DETACHED HOME WHICH FEATURES A CONVERTED LOFT.

## Features & Utilities

- ✓ Detached Family Home
- ✓ Five Bedrooms
- ✓ Two En-Suites
- ✓ Kitchen / Dining Room
- ✓ Off Road Parking
- ✓ Double Garage
- ✓ Landscaped Garden
- ✓ Popular Location

# Property Overview

Accommodation briefly comprises an entrance hall with underfloor heating, cloakroom, study / playroom and sitting room with log burning stove and air conditioning. The kitchen / breakfast is fitted with a range of units and opens in the garden room which has a vaulted ceiling with skylights and bi-fold doors to the rear garden. There is also a utility room with space for white goods and access to the garden.

On the first floor bedroom two has the benefit of an en-suite shower room, there are three further bedrooms and a family room. The main bedroom is located on the second floor and has a dressing room and en-suite shower room with double shower cubicle.

Outside, the front garden is mainly laid to lawn with bedded borders and a driveway leading to the double garage. To the rear is an enclosed lawned garden with decked seating area leading from the garden room, slate area and second decked area.

EPC Rating D. Council Tax Band F.

## GROUND FLOOR

### ENTRANCE HALL

### CLOARKOOM

### STUDY

### SITTING ROOM

### KITCHEN / BREAKFAST ROOM

### UTILITY ROOM

### SUN ROOM

## FIRST FLOOR

LANDING

BEDROOM TWO (EN-SUITE)

THREE FURTHER BEDROOMS

BATHROOM

SECOND FLOOR

LANDING

BEDROOM ONE (EN-SUITE)

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

#### MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

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 – Gas Central Heating, Gas Heating  
Parking – Driveway, Garage, Double Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

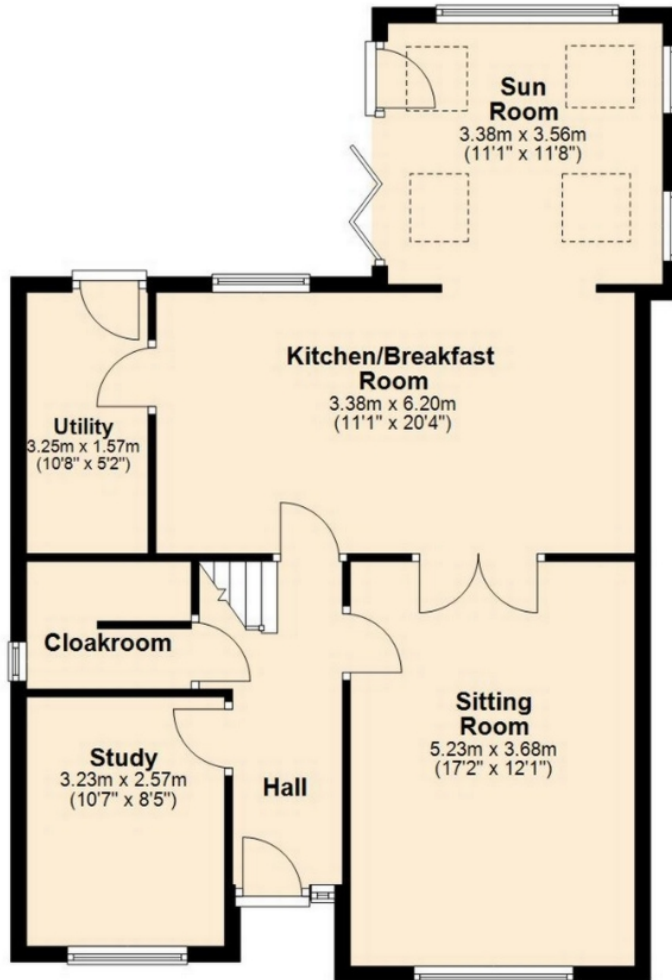
#### AGENTS NOTES

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

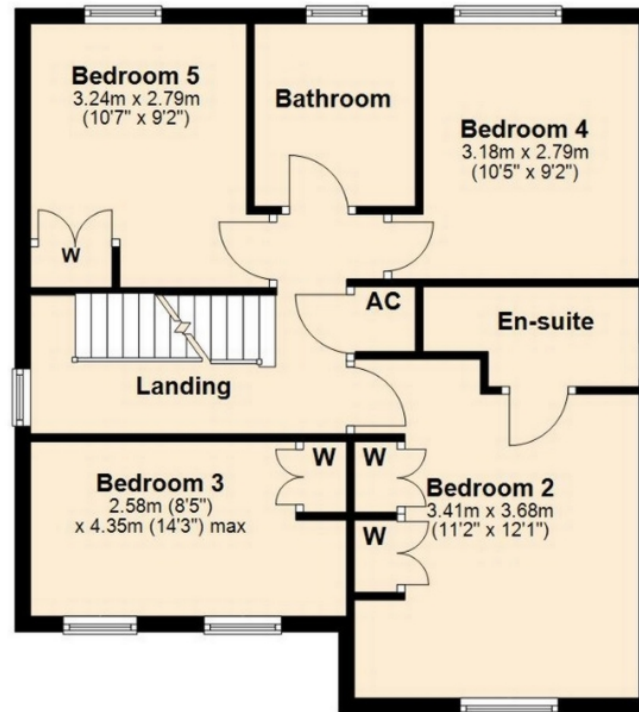
## Ground Floor

Approx. 78.3 sq. metres (843.0 sq. feet)



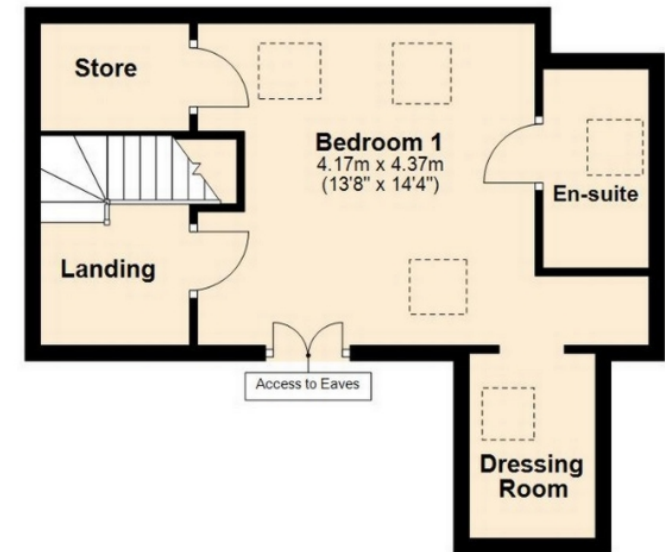
## First Floor

Approx. 65.8 sq. metres (708.4 sq. feet)



## Second Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 189.6 sq. metres (2041.4 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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