



4 INSIGNIA CLOSE
WOOTTON | NORTHAMPTON
£450,000 FREEHOLD



-  sales
-  lettings
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4 Insignia Close | Wootton | Northampton | NN4 6RS

Merrys are delighted to present this immaculate detached family home, ideally situated in the highly sought-after area of Wootton. This beautifully enhanced property has been thoughtfully improved both internally and externally by the current owners, creating a stylish and practical home perfectly suited to modern family living. Ground Floor The accommodation begins with a welcoming entrance porch extension leading into a spacious entrance hall. There is a comfortable lounge, a separate dining room with air conditioning, and a superb re-fitted kitchen complete with integrated appliances. In addition, the ground floor benefits from a utility room and a convenient cloakroom/WC. First Floor Upstairs, the property offers four generous double bedrooms, three of which feature built-in wardrobes and two with air conditioning units. The principal bedroom benefits from an en-suite shower room, and there is also a well-appointed family bathroom. Outside The front of the property has been designed with low maintenance in mind and features a block-paved driveway providing ample off-road parking. This leads to a single garage with an electric roller door. The rear garden has been thoughtfully landscaped to create a wonderful outdoor space. It includes a large paved patio, a generous lawn, additional patio areas to the rear with a covered pagoda, timber sheds, hot and cold water supply, and ample external electric sockets — ideal for entertaining or relaxing. Location Wootton is ideally positioned close to a wide range of amenities. Waitrose & Partners is within walking distance, there are excellent local schools nearby, and the property provides easy and convenient access to the motorway network. We strongly recommend an early viewing to fully appreciate the quality and location of this exceptional home. Council tax band E.



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Wootton Hope Drive, Northampton, NN4 6DY
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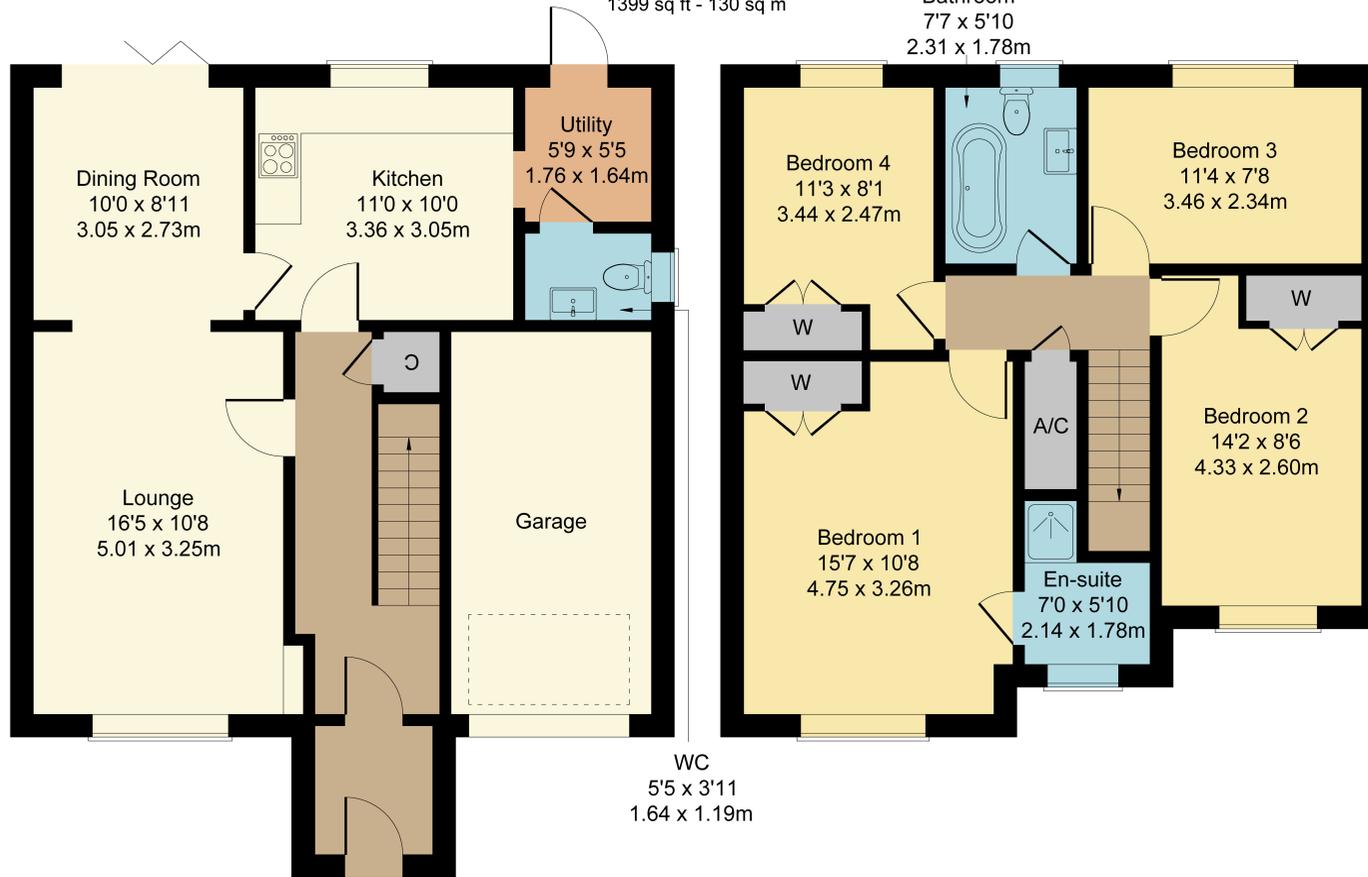






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Approximate Gross Internal Area
1399 sq ft - 130 sq m



Not to Scale. Produced by The Plan Portal 2026
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