



32 COPYMOOR CLOSE

WOOTTON | NORTHAMPTON

£340,000 FREEHOLD



-  sales
-  lettings
-  town & country



32 Copymoor Close | Wootton | Northampton | NN4 6BL

Merrys are delighted to offer for sale this extended three bedroom detached property in the heart of Wootton Fields, close to local schools and amenities. Located at the end of a cul-de-sac and occupying a private position this family home comprises of a lounge, dining room, cloakroom WC and an extended, refitted kitchen complete with appliances on the ground floor and three bedrooms ,en-suite shower room and bathroom on the first floor. The generous integral garage is accessible from the main house , ideal for storage and the rear garden is private and enclosed.

Three Bedroom detached | Extended Kitchen | Integral Garage |

Close to local schools and amenities | Cul-de-sac location | En-suite to master bedroom | Ground floor WC |

Private rear garden



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- lettings
- town & country

Wootton Hope Drive, Northampton, NN4 6DY  
MERRYS.CO.UK











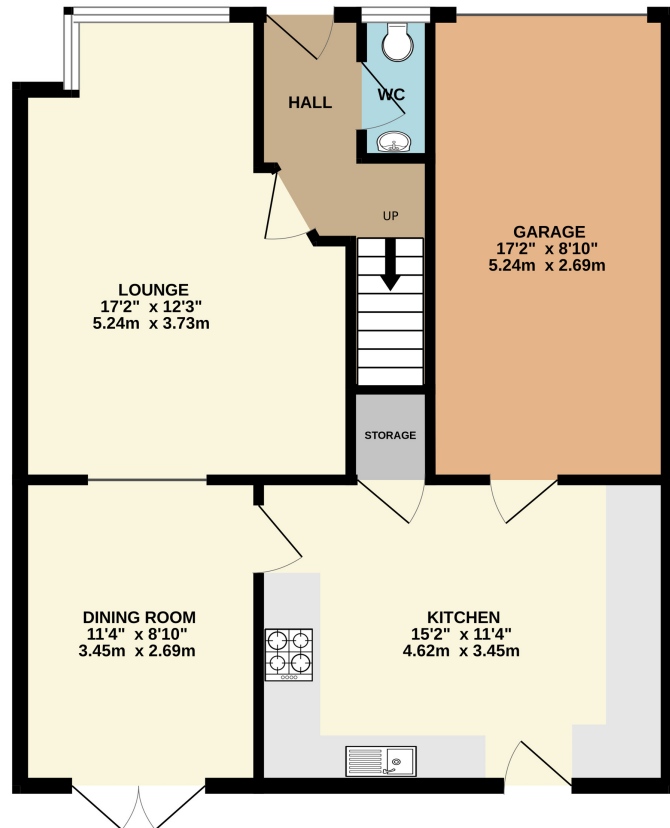




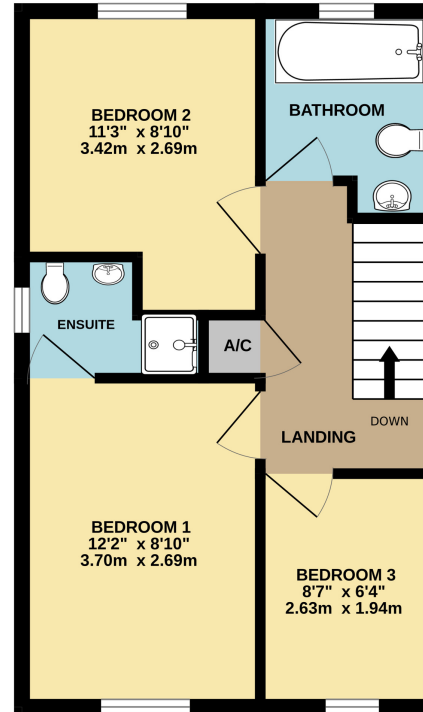
GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

- 1.The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
- 2.All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
- 3.No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
- 4.No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	76
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, Scotland & Wales		
EU Directive 2002/91/EC		