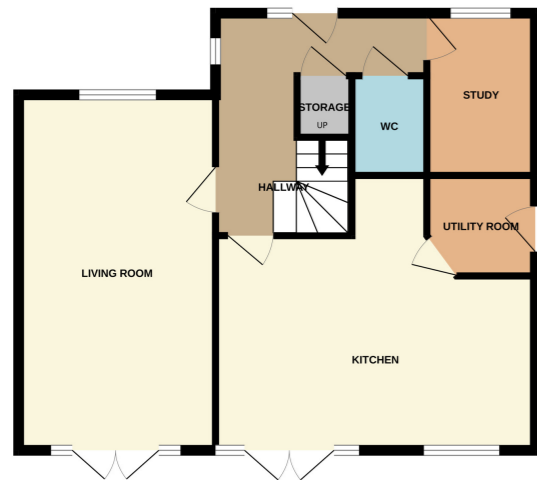
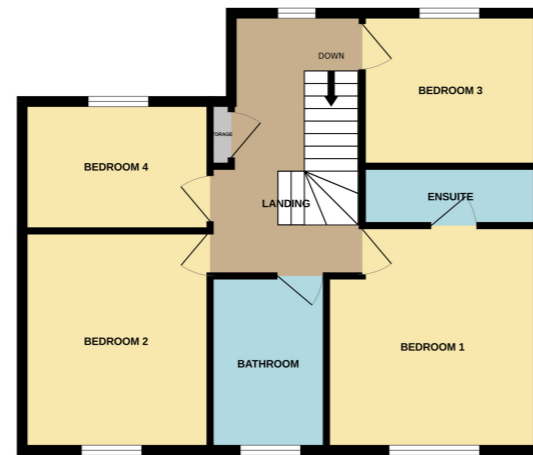


Make the right move!

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 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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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

**2 Pagnell Close, Wootton, Northampton. NN4
6FA.**

£475,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market, this modern and well-presented four bedroom detached family home, situated within a private close in the highly desirable location between Hardington & Wootton, in Northamptonshire.

The accommodation is thoughtfully arranged and finished to a modern standard throughout. The ground floor comprises a spacious lounge, a contemporary kitchen/diner providing an excellent space for both everyday living and entertaining, and a separate utility room for added practicality. There is also a study, ideal for those working from home, along with a convenient downstairs W.C.

Entrance Hall

10' 3" x 12' 5" (3.12m x 3.78m)

Study/Office

6' 0" x 8' 10" (1.83m x 2.69m)

Comprising of; Carpet Flooring. Radiator. UPVC double glazed window to the front aspect.

Living Room

10' 10" x 19' 7" (3.30m x 5.97m)

Comprising of; Laminate flooring. Radiator. UPVC double glazed window to the front aspect and window and French doors to the rear aspect.

Kitchen/Dining Room

17' 7" x 11' 10" (5.36m x 3.61m)

Comprising of; Tiled flooring. Radiator. Eye level and base level kitchen storage units. Dishwasher. Electric oven and hob with extractor fan over. Sink with draining board and mixer tap over. UPVC double glazed window to the rear aspect and French doors leading to rear garden.

Utility Room

6' 0" x 5' 6" (1.83m x 1.68m)

Comprising of; Wall mounted boiler. Eye level and base level kitchen units. Sink basin with mixer tap over. Space and plumbing for washing machine. UPVC double glazed door leading to side aspect.

Master Bedroom

11' 8" x 12' 3" (3.56m x 3.73m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect. Door leading to ensuite bathroom.

Ensuite to Master

9' 9" x 3' 3" (2.97m x 0.99m)

Comprising of; W/C. Hand wash basin with mixer top over and pedestal. Vanity unit with mirror wall mounted. Heated towel rail. Shower cubicle and shower over. UPVC double glazed window to the side aspect.

Bedroom Two

10' 2" x 12' 1" (3.10m x 3.68m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect.

Bedroom Four

9' 9" x 8' 5" (2.97m x 2.57m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect.

Family Bathroom

6' 5" x 9' 8" (1.96m x 2.95m)

Comprising of; Four piece bathroom suite including, bath with mixer tap, shower cubicle, hand wash basin & W/C. UPVC double glazed window to the rear aspect. Extractor fan.

Rear Garden & Externals

Comprising of; Patio & Faux Grass landscaped garden. Further patio area behind garage. Single garage to the side aspect of the property with power and lighting.

