



1 MAIDA CLOSE  
WOOTTON | NORTHAMPTON  
£495,000 FREEHOLD



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## 1 Maida Close | Wootton | Northampton | NN4 6RE

An extended four bedroom detached executive family home located on Simpson Manor in Wootton with spacious accommodation and occupying a generous plot to the front and rear. On the ground floor there is a lounge, dining room, kitchen/breakfast room leading out to the rear garden, spacious utility room, cloakroom WC and a large spare room currently used as a study and snug room. Upstairs there is a generous master bedroom with en-suite, three further bedrooms and a family bathroom. The former double garage has been converted to create the spare ground floor study room whilst still retaining a large storage area leading off from the utility.

The sunny aspect rear garden has a patio area with fixed pergola over and is enclosed with timber panel fencing and established shrubs and bushes and the front of the property allows for off road parking for 2-3 cars.

Maida Close is a cul-de-sac location and falls within catchment for good local schools and a short walk from Waitrose and Dobbies garden centre, Northampton School for Girls and all of the amenities of Wootton Village with good road networks connecting the A45 and M1.

Extended four bedroom detached house | Kitchen/breakfast room and separate dining room | Converted garage to create home study room |

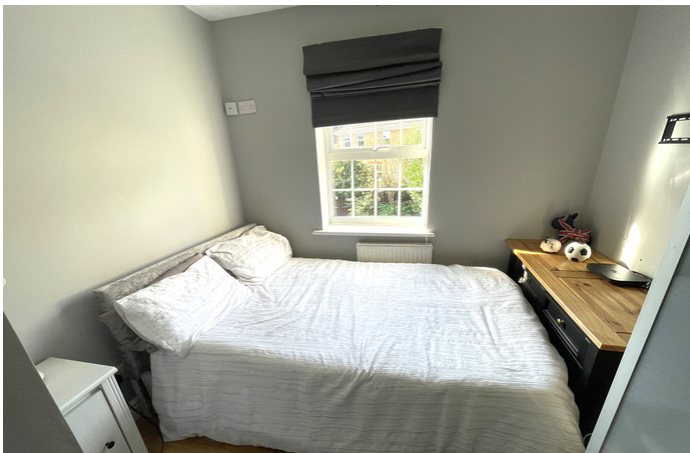
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Master bedroom with en-suite | Built in storage and wardrobes | Cul-de-sac location



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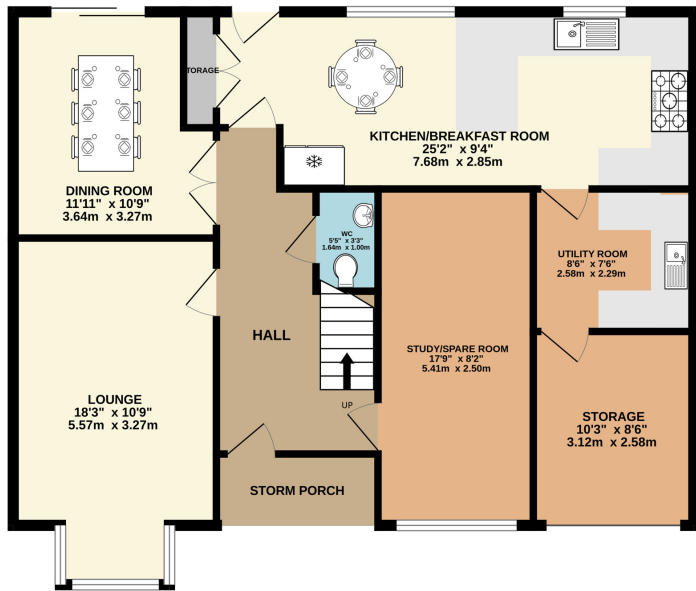
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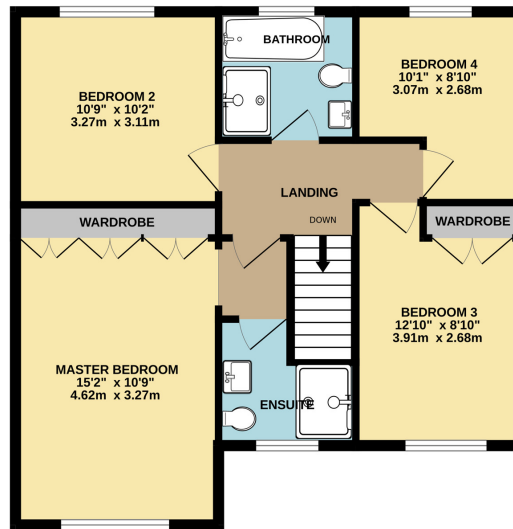




GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.

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