

**NEW INSTRUCTION**



**WOOTTON BROOK CLOSE**  
East Hunsbury, Northampton, NN4 0XU



**DAVID COSBY**  
ESTATE AGENTS



DAVID COSBY  
ESTATE AGENTS



# Wootton Brook Close

East Hunsbury, Northampton, NN4

Total GIA Floor Area Exc. Garage | Approx. 126 sqm (1356 sqft)

## Features

- Over-55s Bungalow
- No Onward Chain
- Freehold - no service charges
- Close to Green Spaces
- Two Double Bedrooms
- Spacious Sitting/Dining Room
- Designed for Independent Living
- Rear Garden with sunny aspect
- Driveway and Garage
- Well-Maintained Gardens

## Description

Occupying a pleasant position within the established Wootton Brook Close retirement development, this rarely available semi-detached bungalow is available to purchasers aged 55 years and over. The property benefits from driveway parking, a single garage and well-maintained gardens to both the front and rear.

Constructed in buff facing brickwork with contrasting red brick detailing beneath a hipped tiled roof, the bungalow presents an attractive and cohesive appearance in keeping with the surrounding development. The location is particularly appealing, lying close to Blacky More Park and within easy reach of East Hunsbury Park and Frosty Hollow, providing access to attractive open green spaces and established walking routes.

The accommodation has been thoughtfully designed for comfortable single-storey living and includes an entrance hall with useful storage, a well-proportioned sitting/dining room with sliding doors opening onto the south-facing rear garden, a fitted kitchen/breakfast room, two double bedrooms and a bathroom fitted with an accessible walk-in bath. The property also incorporates a number of practical design features, including wider door openings and conveniently positioned switches and power points, enhancing accessibility and ease of occupation.

Outside, the property enjoys a landscaped frontage, driveway parking and a detached garage, whilst the enclosed rear garden has been arranged for ease of maintenance and enjoys a southerly aspect.

## A RARELY AVAILABLE TWO-BEDROOM RETIREMENT BUNGALOW FOR THE OVER-55S WITH GARDENS, GARAGE AND DRIVEWAY PARKING, CLOSE TO PARKLAND AND AMENITIES



## The Property

### **Entrance Hall**

Accessed via a partially glazed entrance door, the welcoming reception hall provides access to the principal accommodation, including the sitting/dining room, kitchen/breakfast room, two bedrooms and bathroom. The space is finished with a fitted oatmeal loop-pile carpet, neutral décor and perimeter coving. Two useful built-in storage cupboards provide practical household and linen storage.

### **Sitting Room / Dining Room**

Positioned to the rear of the property, the sitting/dining room is a well-proportioned reception space with good natural light from wide double-glazed sliding doors opening directly onto the south-facing rear garden and patio. The room provides comfortable space for both seating and a modest dining area, with neutral wall finishes, decorative coving and fitted carpet.

### **Kitchen / Breakfast Room**

Situated to the rear of the property, the kitchen/breakfast room enjoys natural light from a casement window overlooking the garden, with a partially glazed door providing direct access to the side. Fitted with a range of base and wall-mounted units, roll-top work surfaces and a stainless-steel sink and drainer, the kitchen also includes an integrated gas hob, electric oven and extractor hood, with space for a washing machine and fridge freezer. There is also room for a small breakfast table and chairs.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation.

With our in-depth market knowledge, surveying expertise, and tailored marketing strategies, both local and online, we ensure your property stands out and attracts the right buyers.

We offer a transparent and competitive rate of **1.25%** on a No Sale, No Fee basis, with No Fixed-Term Contract, giving you the flexibility and confidence you need when selling your home.



## The Property

### **Bedroom One**

Bedroom one is a good-sized double room positioned to the front of the property, with natural light from a wide three-section casement window. The room includes a built-in wardrobe with sliding doors, hanging rail and shelving, together with timber-effect vinyl flooring, neutral wall finishes and decorative coving.

### **Bedroom Two**

Bedroom two is a further double room positioned to the front of the property, with a three-unit casement window overlooking the frontage. The room is neutrally decorated with perimeter coving and fitted carpet, with space for a double bed and freestanding furniture. A ceiling hatch provides access to the roof void.

### **Bathroom**

Centrally positioned to the rear, the bathroom has natural light and ventilation from a high-level casement window. It is fitted with a three-piece suite comprising an accessible walk-in bath with mixer tap and shower attachment, pedestal wash basin and WC with concealed cistern. There is partial ceramic tiling to the sanitary areas, sheet vinyl flooring, a chrome ladder-style towel radiator and a shaver light with socket above the mirror.

## Designed for Independent Living

A particular feature of the property is its thoughtful approach to accessibility. The accommodation incorporates wider door openings suitable for wheelchair access, together with light switches and power points positioned at dado level to improve everyday usability. Combined with its single-storey layout and accessible bathroom facilities, the design provides a practical and adaptable living environment well suited to long-term occupation.



# Grounds

## Front Aspect

The property is approached over a macadam driveway, providing off-road parking and access to the single brick-built garage.

The frontage is attractively arranged with raised, well-tended borders, block-paved edging and mature shrub planting. A pathway leads to the canopied entrance and continues around the side elevation, where timber picket fencing, low brick walling and a gate provide access to the rear garden.

## Rear Aspect

A pathway along the side of the property provides access to the kitchen/breakfast room and continues through to the rear garden.

The sitting/dining room opens directly onto a full-width paved patio via sliding glazed doors, creating a practical outdoor seating area with space for potted planting. Beyond the patio, a retaining wall with coping stones and steps leads up to a lawned garden area. Boundaries are defined by a combination of close-board fencing, brick garden walling and timber picket fencing.

## Garage

The single garage is built in matching buff brickwork, with contrasting red brick detailing to the quoins and soldier courses. It is accessed via an aluminium up-and-over door and provides useful parking or storage space, with potential for light overhead storage.



## Location

Wootton Brook Close is a purpose-built retirement development situated within the popular East Hunsbury district of Northampton. The development occupies a convenient position close to a range of everyday amenities, including local shops, medical facilities and public transport services.

The property enjoys particularly good access to nearby open green spaces, with Blacky More Park, East Hunsbury Park and Frosty Hollow Park all within easy reach. These landscaped recreational areas provide pleasant walking routes, areas of amenity grassland and established tree planting, contributing to the attractive setting of the development.

East Hunsbury is well placed for access to Northampton town centre, the M1 motorway (Junction 15) and Northampton railway station, offering direct services to London Euston and Birmingham. The combination of local amenities, accessible transport links and extensive nearby green space makes this an attractive location for retirement living.

## Property Information

**Occupancy Restriction:** Purchasers must be aged 55 years or over.

**Local Authority:** West Northamptonshire Council **Tenure:** Freehold

**Services:** Mains Electricity, Water, Gas, and Drainage

**Heating:** Central heating via gas fired boiler

**Council Tax Band:** Band C **EPC Rating:** TBC

**Broadband:** Ultrafast available with up to 5500Mbps Download

### Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.*

*Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*

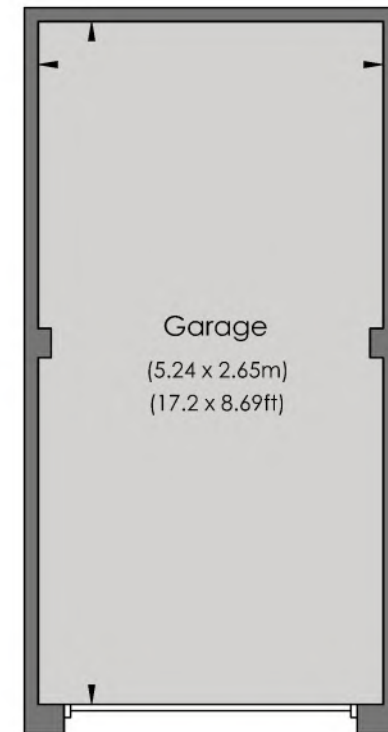
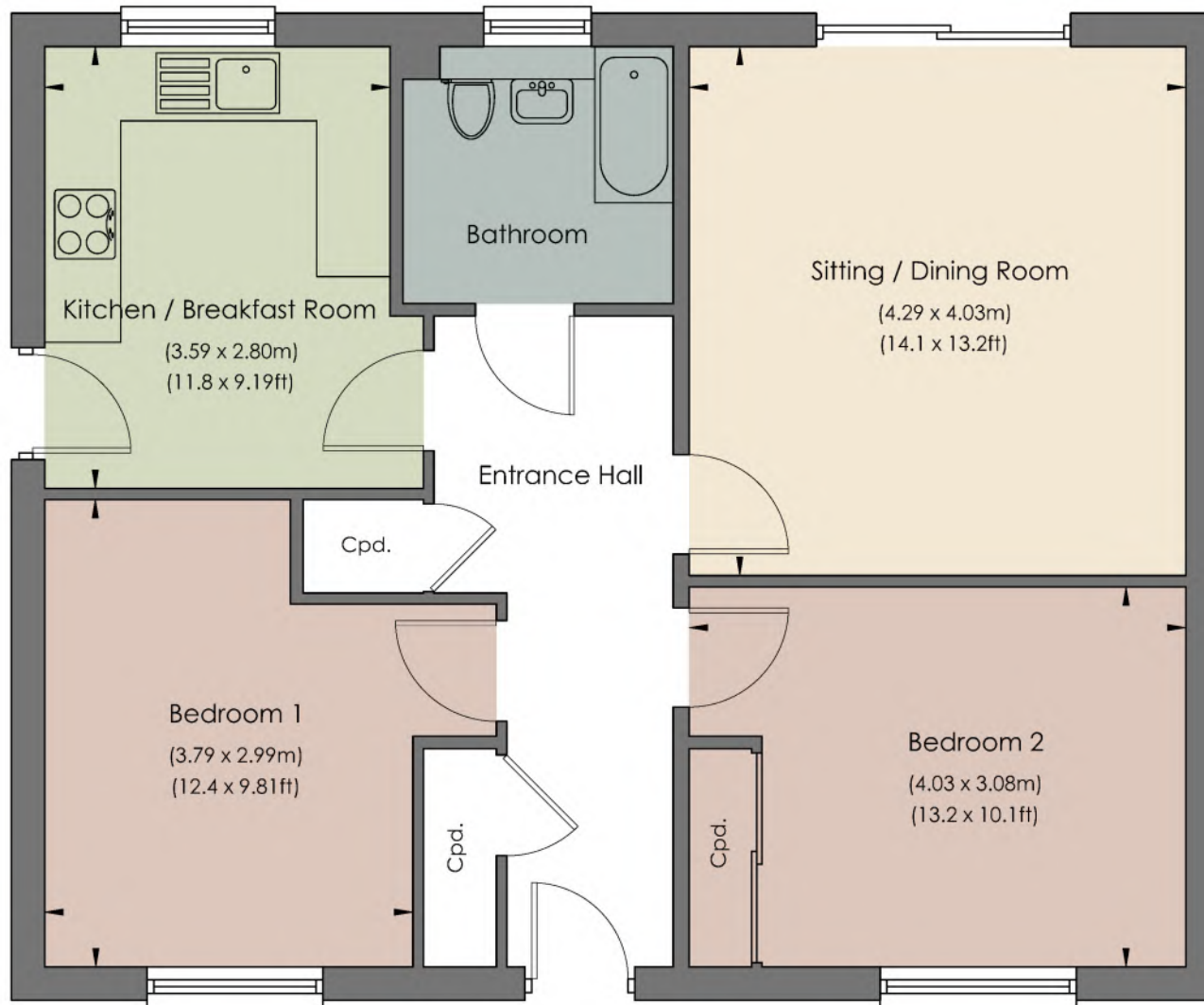


# Wootton Brook Close, Northampton, NN4

Approximate GIA (Gross Internal Area) = 69 sqm (742 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FLOOR PLAN GIA = 69 sqm (742 sqft)

GARAGE GIA = 14 sqm (151 sqft)



**NORTHAMPTON**

**01604 979628**

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



**RICS**

**rightmove**



The Property Ombudsman

aria | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



**DAVID COSBY**  
ESTATE AGENTS

# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1.25% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at  **davidcosby.co.uk**



**Gareth Powell**  
**MARLA**  
Sales & Lettings Manager



**David Cosby**  
**MRICS**  
Director | Building Surveyor



**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01604 979628

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)