



# Nettle Gap Close

Wootton Fields, Northampton

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SALES & LETTINGS



## Nettle Gap Close

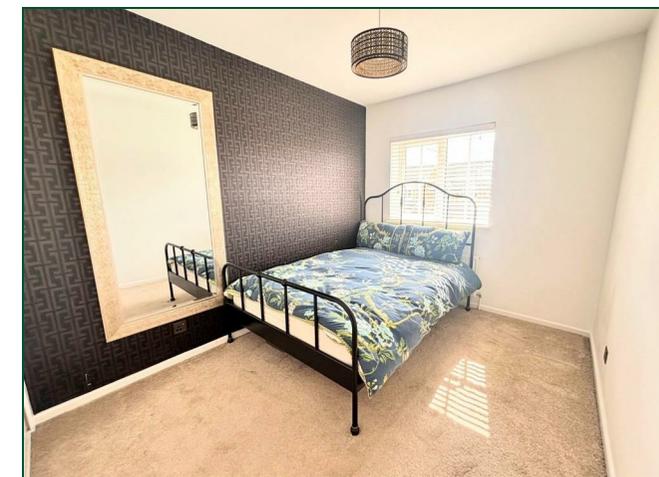
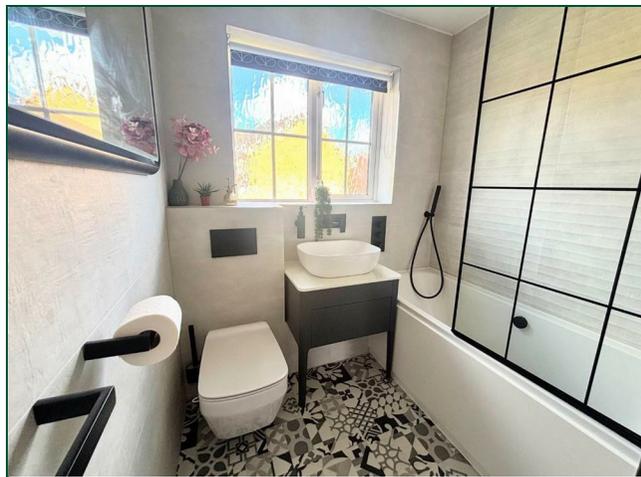
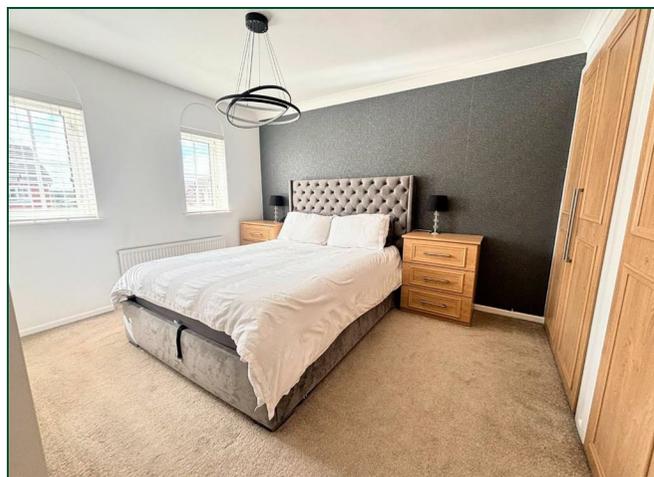
Wootton Fields  
NN4 6AH

Offers Over  
£425,000

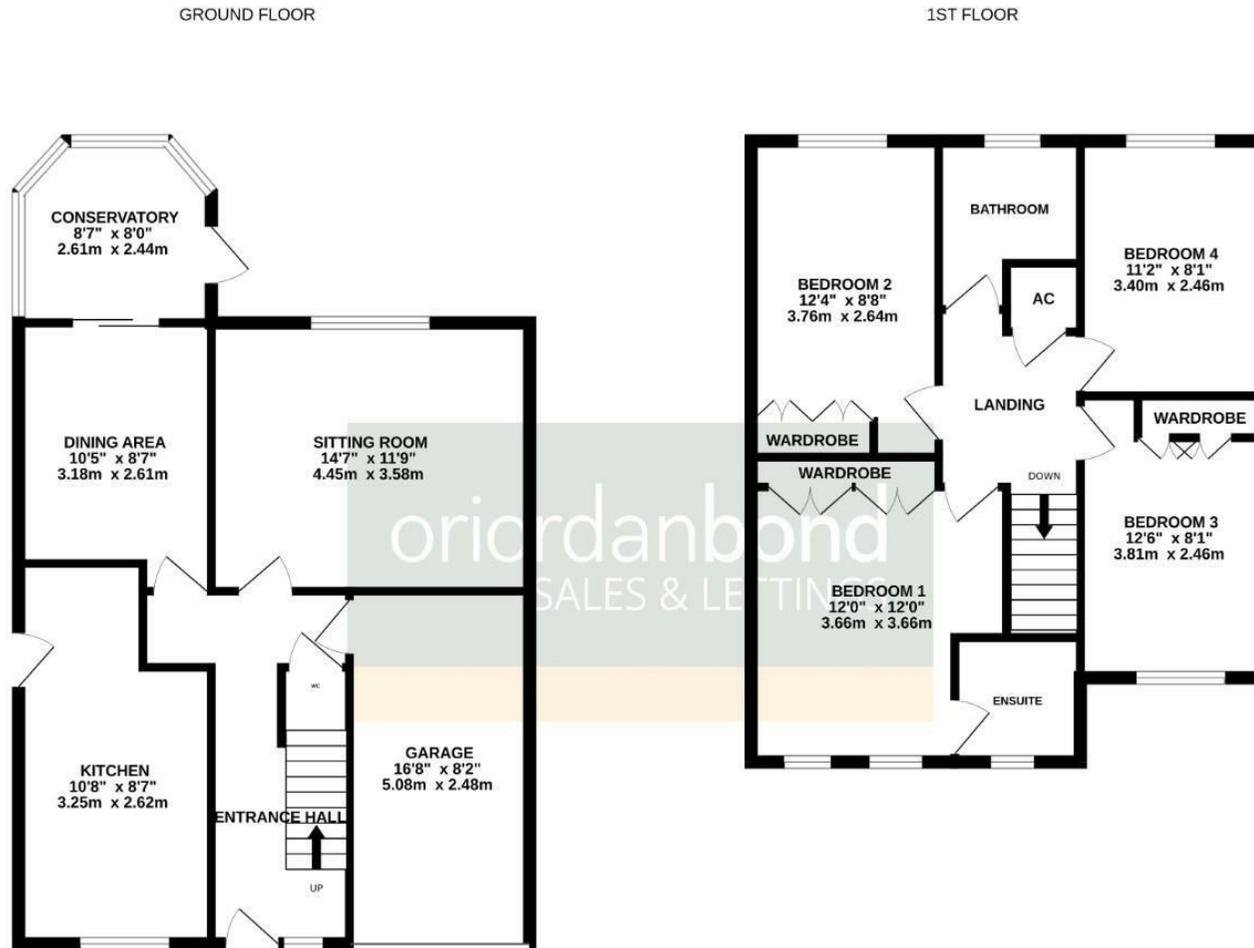
A stunning four bedroom detached home, situated in a cul-de-sac location, in the popular area of Wootton Fields. This property is within close proximity of primary and secondary schools, amenities to include shops as well as easy access to the M1 motorway and A45.

The accommodation comprises entrance hall with access to the garage, cloakroom/WC, newly carpeted sitting room, replaced kitchen with granite worktops and dining room leading to a conservatory. To the first floor are four double bedrooms consisting of fitted wardrobes and a three year old family bathroom with the master bedroom benefitting from an en-suite shower room. Outside is a front garden with driveway providing off road parking leading to a garage store. The rear garden is landscaped with a paved patio and laid mainly to lawn. Further benefits include uPVC double glazing and gas radiator heating. (A/1211/M)

- Stunning four bedroom detached home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Gas radiator heating
- Enclosed landscaped rear garden
- Driveway and garage store

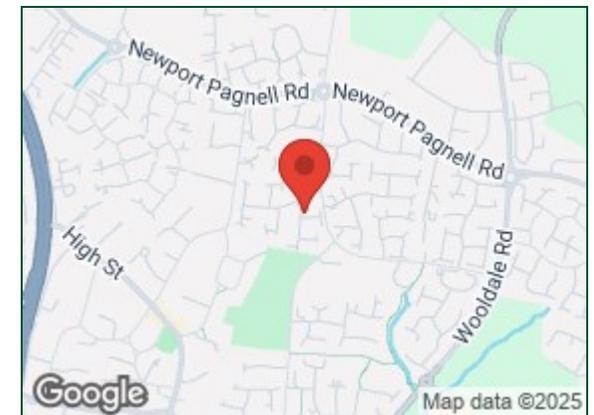






TOTAL FLOOR AREA: 1211 sq.ft. (112.5 sq.m.) approx.

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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**Additional information**

- Council Tax Band: D
- Energy Efficiency Rating: C

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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