



# Holcutt Close

Wootton Fields, Northampton

oriordanbond  
SALES & LETTINGS



## Holcutt Close

Wootton Fields  
NN4 6AE

Guide Price  
£485,000

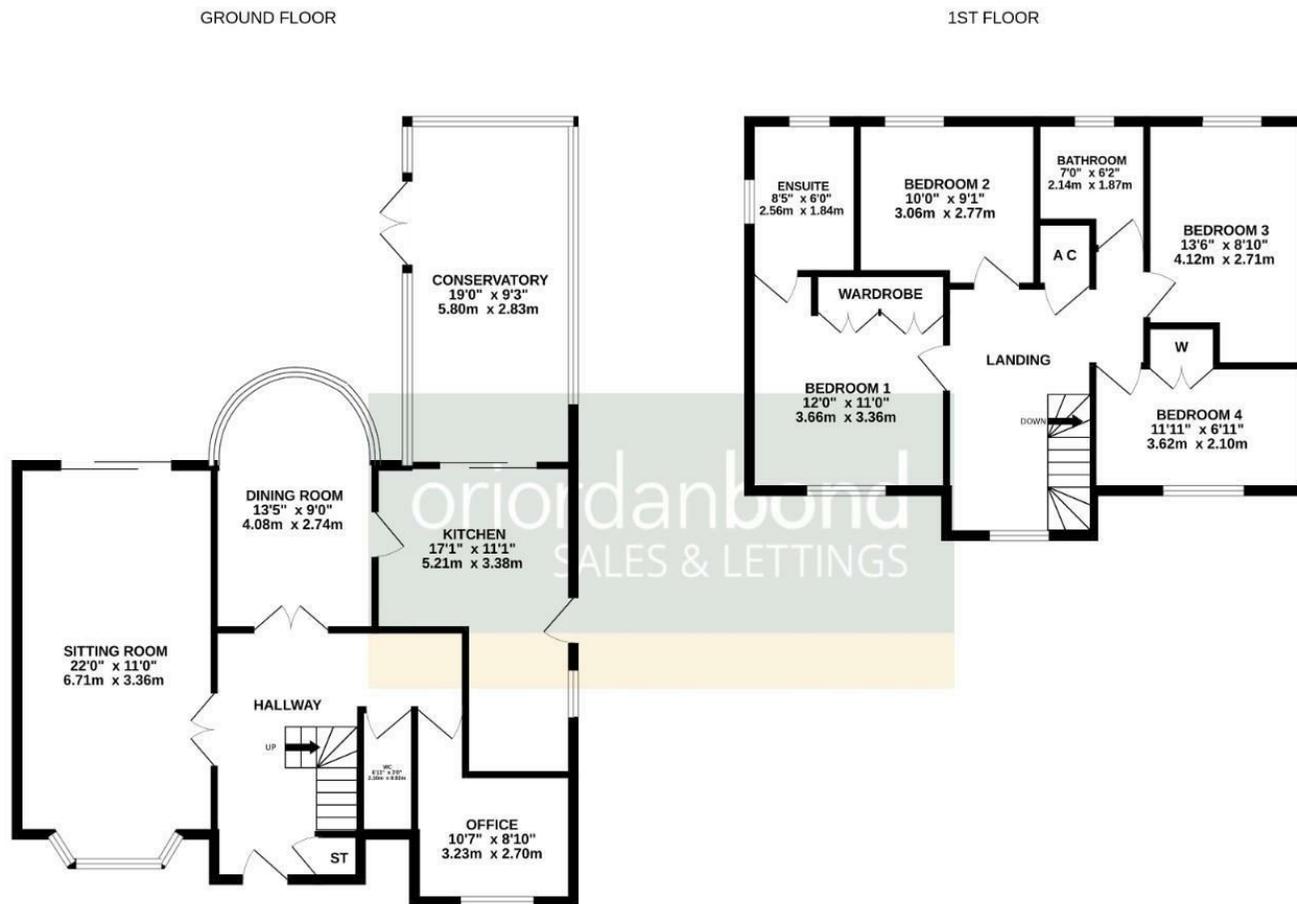
**A substantial four bedroom detached family home located in a popular cul-de-sac within popular Wootton Fields. This property is within close proximity of local shops, schools and other amenities.**

Accommodation comprises entrance hall, cloakroom/WC, home office, 22' sitting room, dining room with bay, kitchen with utility area and a 19' conservatory. To the first floor is a galleried landing, four double bedrooms and a family bathroom with the master bedroom providing an en-suite. Outside, to the front of the property is a double width driveway providing off road parking for two cars leading to a detached double garage. The rear garden is landscaped with a range of mature shrubbery, paved patio with pergola over and laid to lawn area. Further benefits include uPVC double glazing and gas radiator heating. (B/1559/M)

- Substantial four bedroom detached home
- En-suite to master bedroom
- Three reception rooms and large conservatory
- Gas radiator heating
- Landscaped rear garden
- Driveway and double garage







TOTAL FLOOR AREA: 1559 sq.ft. (144.8 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: F
- Energy Efficiency Rating: D

**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.

**O’Riordan Bond Grange Park Sales**

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