



Edwardian Close

Wootton, Northampton

oriordanbond
SALES & LETTINGS



Edwardian Close

Wootton
NN4 6LX

Price
£425,000

A modern and improved four bedroom detached family residence, situated in the popular and sought after location of Wootton, offered for sale in fantastic decorative order throughout. The property is within close proximity of shops, schools and other amenities as well as having fast access to the M1 motorway and A45.

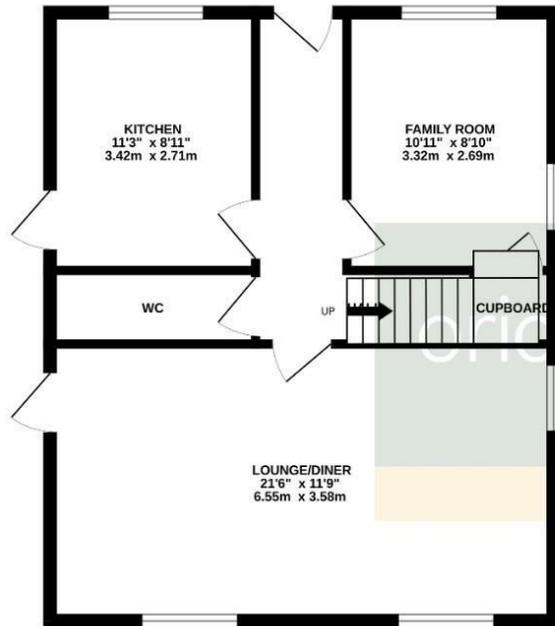
The accommodation comprises entrance hall, cloakroom/WC, re-fitted kitchen, home office/family room and 21' sitting/dining room on the ground floor. To the first floor are four well proportioned bedrooms and a family bathroom with shower en-suite to the master bedroom. Outside is a front lawned garden with double width block paved driveway providing ample off road parking leading to a double garage. The rear garden is fully secluded and private with lawn and patio areas. Further benefits include uPVC double glazing and gas radiator heating. (A/1110/M)

- Improved four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen
- Secluded and private rear garden
- Driveway and double garage

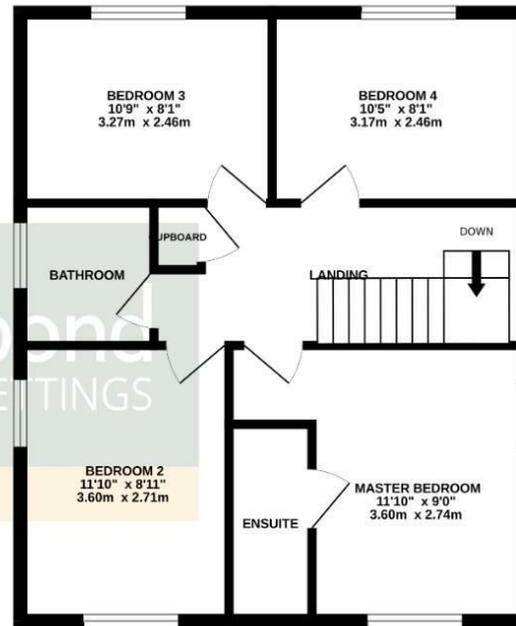




GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



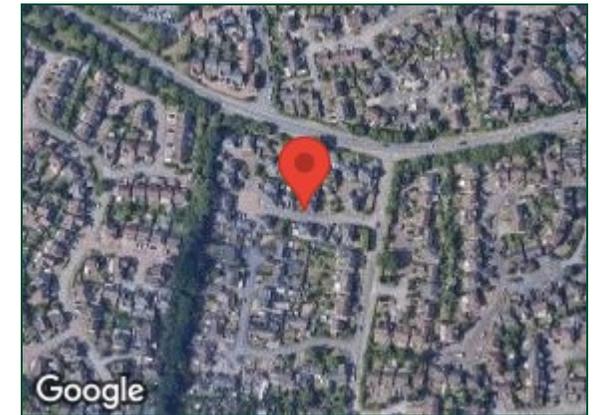
1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



9 EDWARDIAN CLOSE

TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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: E
- 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.

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