



# Sorrel Close

Wootton, Northampton

oriordanbond  
SALES & LETTINGS



## Sorrel Close

Wootton  
NN4 6EY

Guide Price  
£675,000

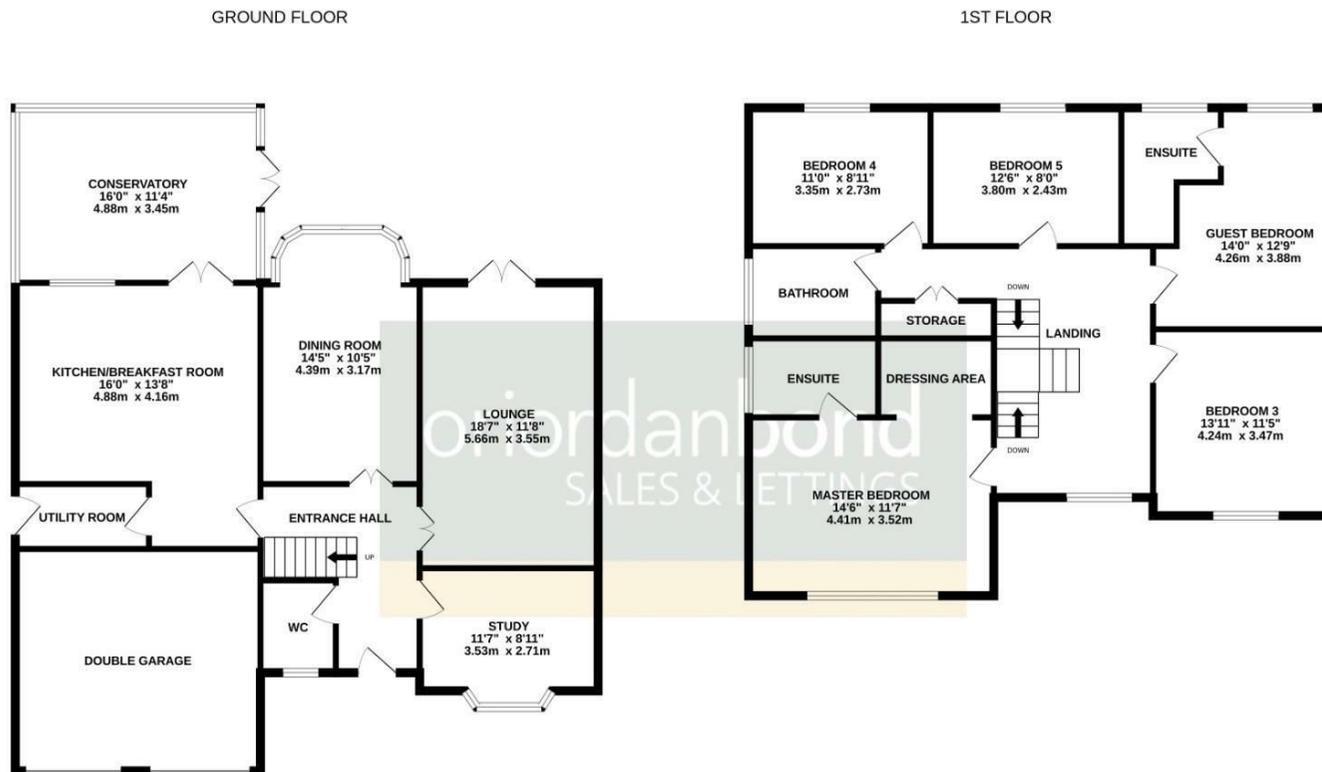
A substantial five bedroom detached family house of approximately 2,135 square feet located on one of Wootton's sought after premier roads. The house has been improved and upgraded by the current owners and is in the catchment area for both Wootton Primary and Caroline Chisholm schools.

The accommodation comprises entrance hallway, cloakroom/WC study/family room, sitting room, dining room, refitted kitchen/breakfast room, utility room, conservatory, galleried first floor landing, five double bedrooms with en-suite and dressing area to the master bedroom and an en-suite to the guest bedroom and a further family bathroom. The property benefits from gas central heating and double glazing throughout. Outside, to the front of the house is a lawned garden and double width driveway providing off road parking leading to a double garage. The rear garden is private and enclosed on all sides with a good range of attractive mature trees and shrubs. (B/2135/M)

- Substantial five bedroom detached home
- Master and guest en-suite bedrooms
- Three reception rooms and conservatory
- Gas radiator heating
- Private rear garden
- Driveway and double garage







TOTAL FLOOR AREA : 2135sq.ft. (198.3 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: G
- 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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