



# Wickery Dene

Wootton Fields, Northampton

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SALES & LETTINGS



## Wickery Dene

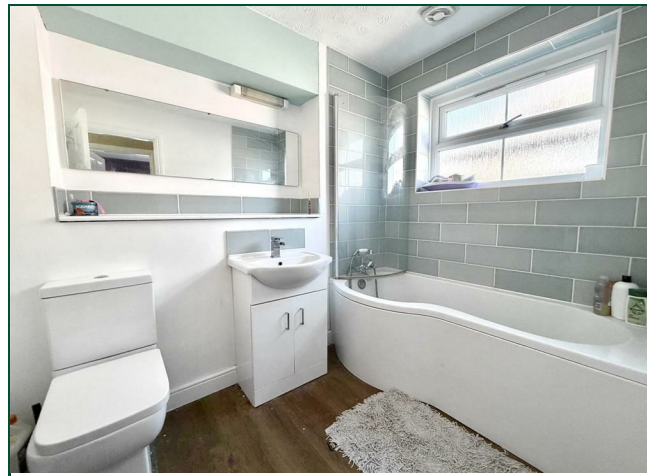
Wootton Fields  
NN4 6BE

Offers Over  
£450,000

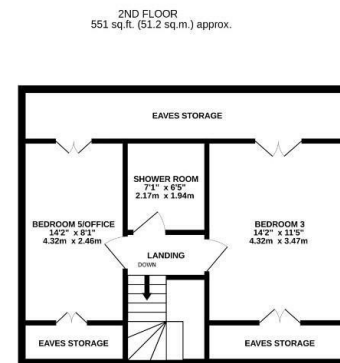
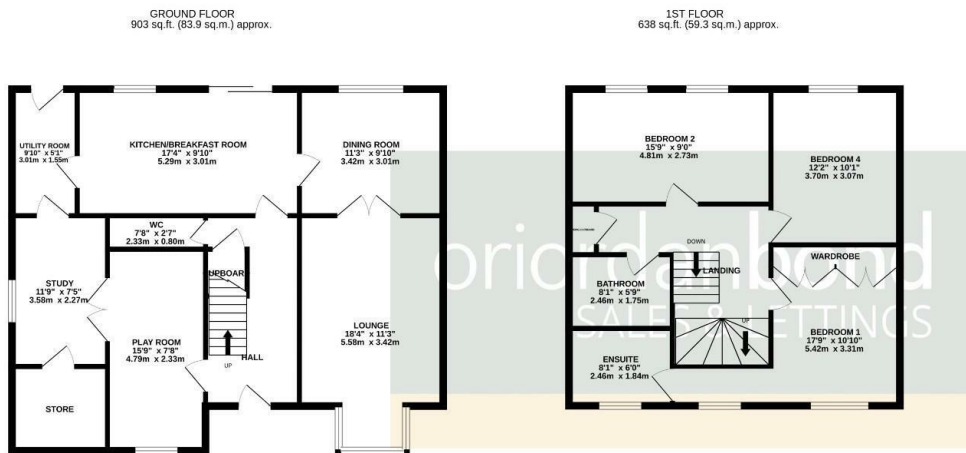
This extended modern five double bedroom detached family home is located in a quiet cul-de-sac within the popular area of Wootton Fields. The property is on a corner plot and is in the school catchment for Wootton Primary as well as the highly rated Caroline Chisholm.

The accommodation over three floors comprises entrance hall, cloakroom/WC, sitting room, dining room, kitchen/breakfast room with separate utility room and a part converted double garage which currently provides a playroom and study. On the first floor are three generous size bedrooms and a family bathroom with an en-suite to the master bedroom. On the second floor are two further double bedrooms with ample eaves storage and a shower room. Outside are gardens to the front and rear and a driveway providing off road parking leading to a garage store. Further benefits include gas radiator heating, new fitted uPVC double glazing and new carpets. (B/2092/M)

- Extended five bedroom detached home
- En-suite to master bedroom
- Four reception rooms
- Separate family bathroom and shower room
- Enclosed rear garden
- Off road parking and garage store







**TOTAL FLOOR AREA : 2092 sq.ft. (194.3 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: 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.

**O’Riordan Bond Grange Park Sales**  
01604 432007

grangepark@oriordanbond.co.uk

