



**Battalion Drive**  
Wootton, Northampton

**oriordanbond**  
SALES & LETTINGS



## Battalion Drive

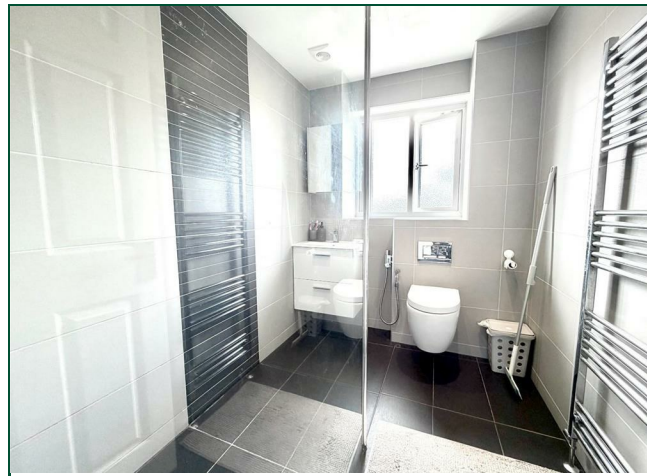
Wootton  
NN4 6RX

Price  
£425,000

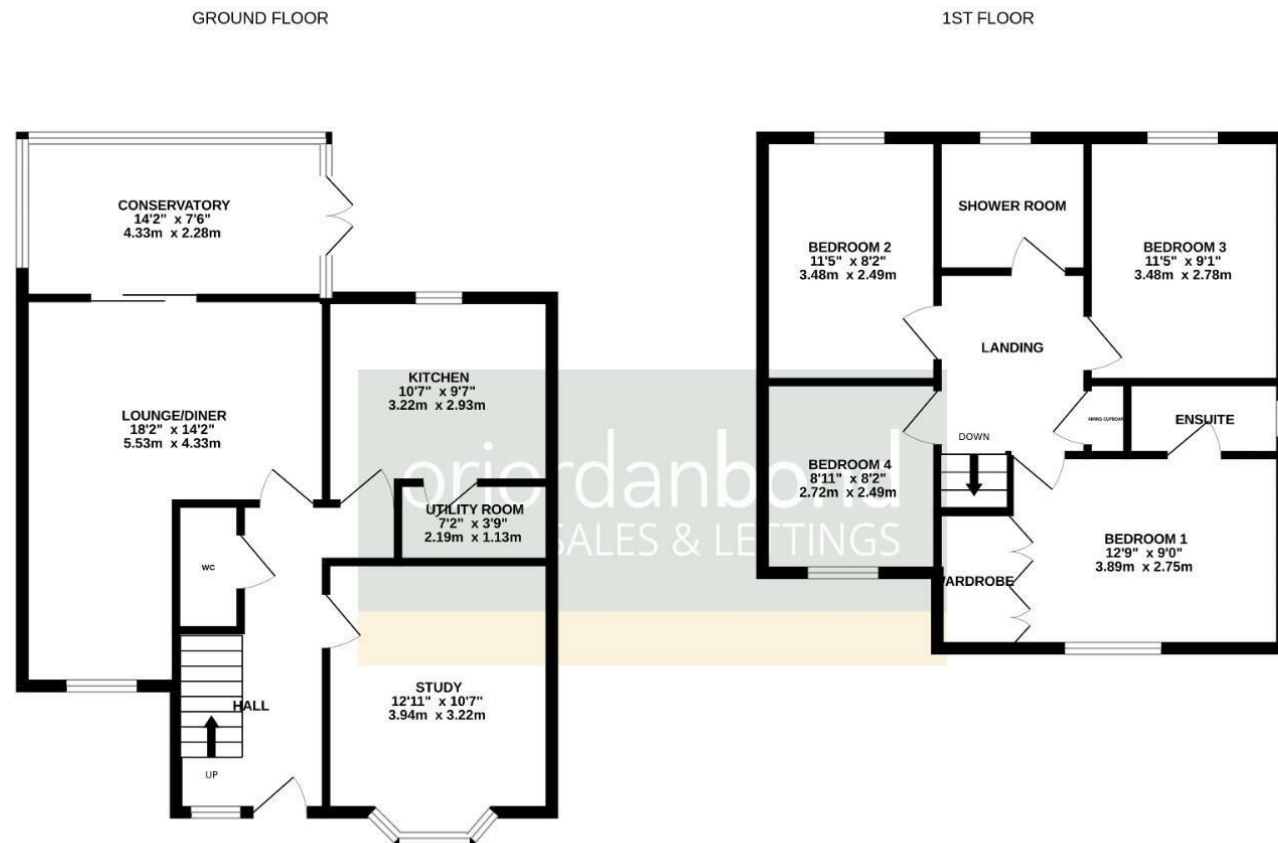
A modern four bedroom detached family home located in the sought after area of Wootton. The property is within close proximity to many local schools including Wootton Park School, Preston Hedges, Caroline Chisholm and Northampton High School for Girls.

The well maintained accommodation comprises entrance hall, cloakroom/WC, home office/family room, sitting/dining room with sliding doors to a large conservatory, fitted kitchen, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms and an upgraded family shower room. This property is located on a larger than average plot to the front with lawn and double width driveway providing off road parking leading to a detached single garage. To the rear is an enclosed southerly facing garden with lawn area and block paved patio. Further benefits include uPVC double glazing and gas radiator heating with a recently replaced boiler. (C/1216/M)

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







TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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