



**Villa Way**  
Wootton Fields, Northampton

**oriordanbond**  
SALES & LETTINGS



## Villa Way

Wootton Fields  
NN4 6JH

Price  
£550,000

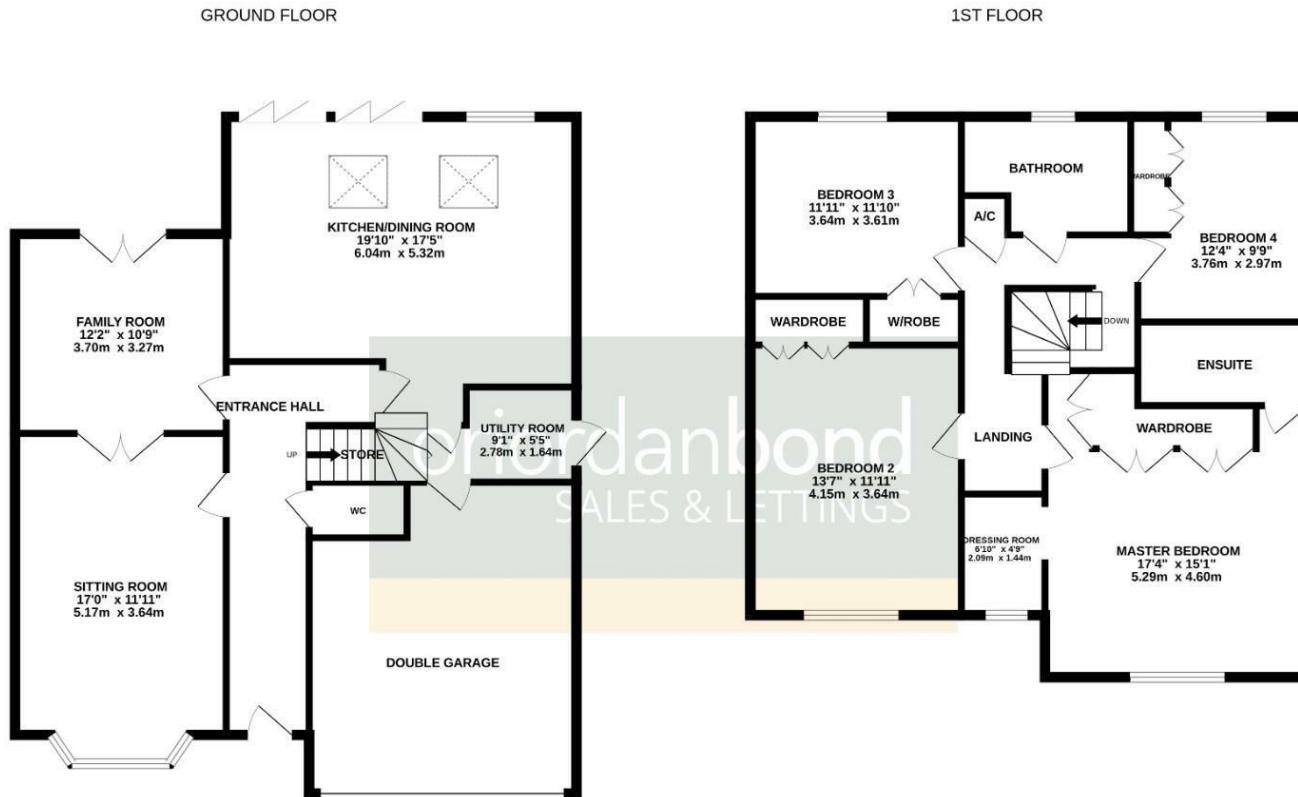
An immaculate extended four double bedroom detached family home situated in the sought after area of Wootton Fields. The property provides good access to outstanding schools, nearby amenities and transport links as well as Wootton Valley Country Park.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, family room, extended re-fitted kitchen/dining room with electric Velux skylight windows, integrated appliances including double oven, microwave, dishwasher and wine chiller and bi-folding doors to the enclosed rear garden and access to a utility room. On the first floor are four double bedrooms and a four-piece family bathroom, with en-suite shower room and dressing area to the master bedroom. Outside is an enclosed rear garden with lawn and patio areas and a front garden with double width driveway providing off road parking leading to a double garage with electric door. Further benefits include gas radiator heating, uPVC double glazing and a limited onward chain. (A/1782/M)

- Immaculate extended four double bedroom detached
- En-suite and dressing area to master bedroom
- Extended re-fitted kitchen/dining room
- Gas radiator heating
- Enclosed rear garden
- Driveway and double garage with electric door







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TOTAL FLOOR AREA: 1782sq.ft. (165.6 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.

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