



# High Street

Wootton Village, Northampton

oriordanbond  
SALES & LETTINGS





## High Street

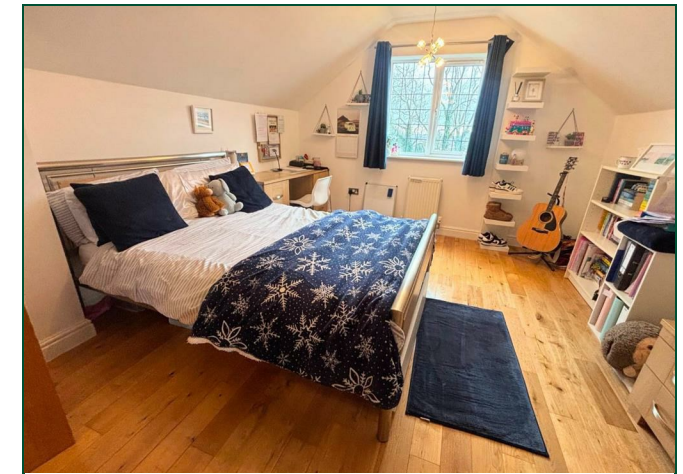
Wootton Village  
NN4 6JR

Price  
£825,000

This beautiful individual four bedroom detached family home in the heart of Wootton Village is offered for sale in fantastic decorative order throughout. The property is set back from the road with large frontage and a generous rear garden with external annexe offering a garage, sitting area, bedroom and en-suite.

The accommodation comprises entrance hall, cloakroom/WC, snug/study, sitting room, dining room, fitted kitchen/breakfast room with centre island and a sunroom, vaulted first floor landing, master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The property benefits from gas radiator heating and double glazing. Outside is a large front garden with driveway providing ample off road parking with access to a further parking area and the private rear garden with lawn, decked patio and access to the annexe. (A/1886/M)

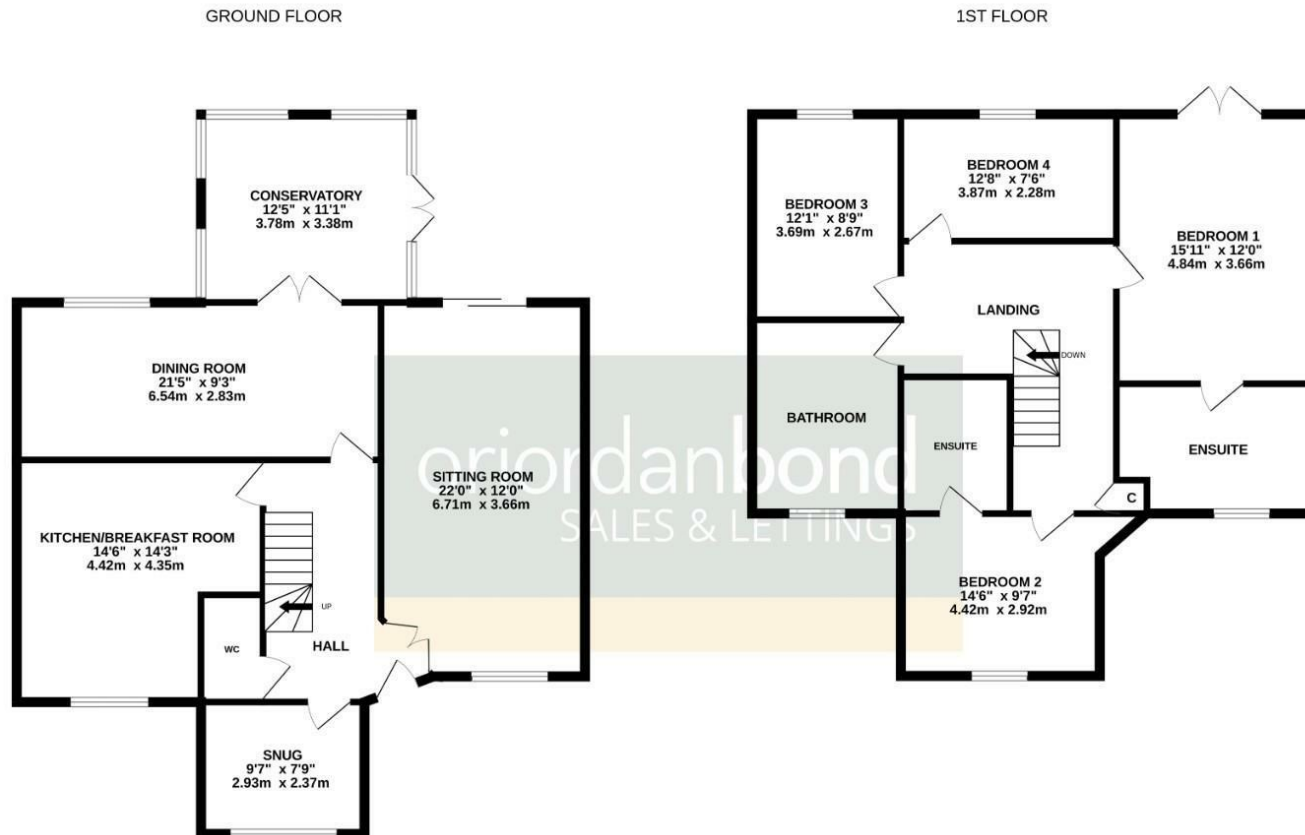
- Individual four bedroom detached home
- Two en-suite bedrooms
- Four reception rooms
- Gas radiator heating
- Enclosed rear garden with external annexe
- Ample off road parking







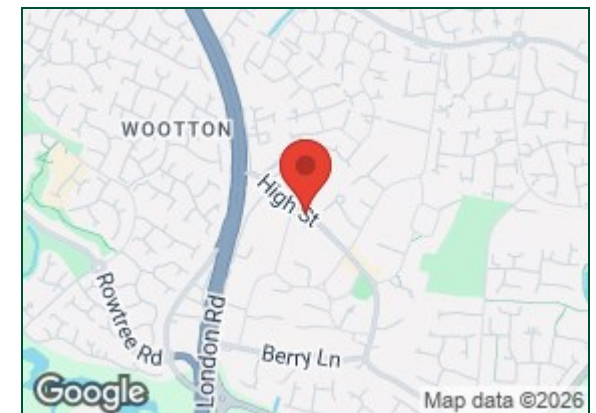




TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

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:

#### 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**

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