



**Villa Way**  
**Wootton Fields, Northampton**

**oriordanbond**  
SALES & LETTINGS





## Villa Way

Wootton Fields  
NN4 6JJ

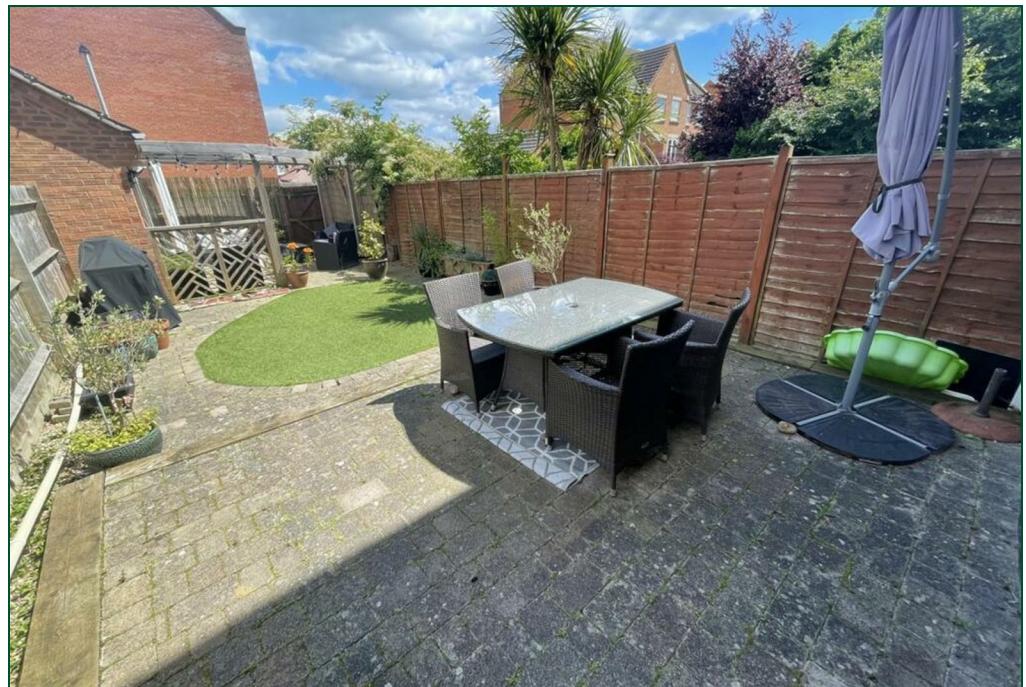
Guide Price  
£365,000

A substantial four/five bedroom town house, situated in the heart of Wootton Fields, within close walking distance to the highly regarded Preston Hedges Primary and Caroline Chisholm secondary schools. The property is offered for sale with highly versatile living accommodation suitable for a wide variety of uses and ideal for modern family life.

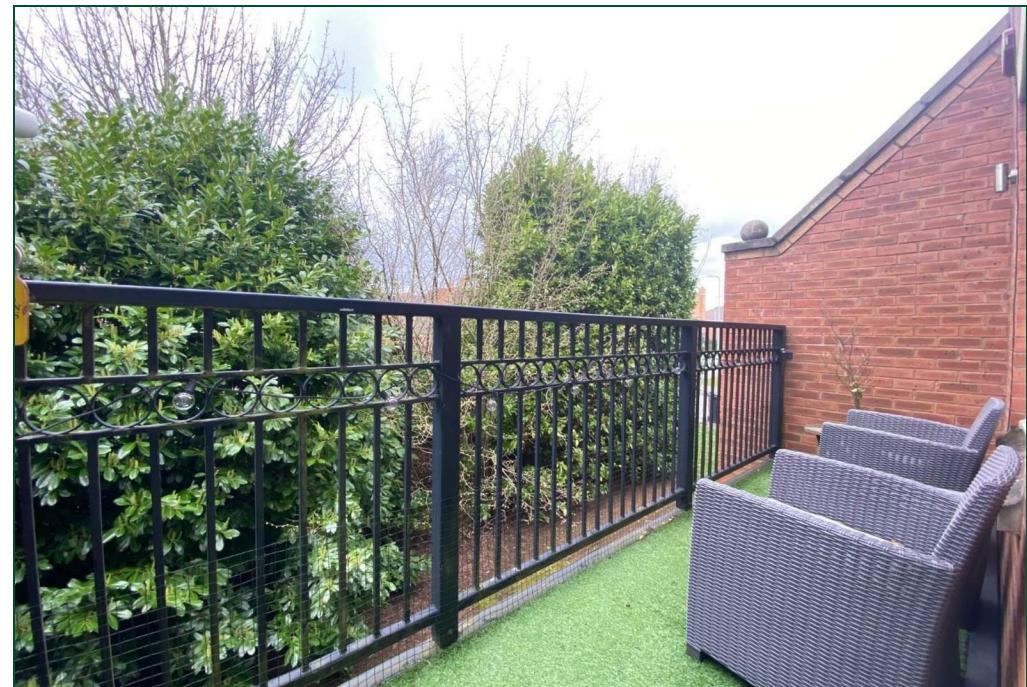
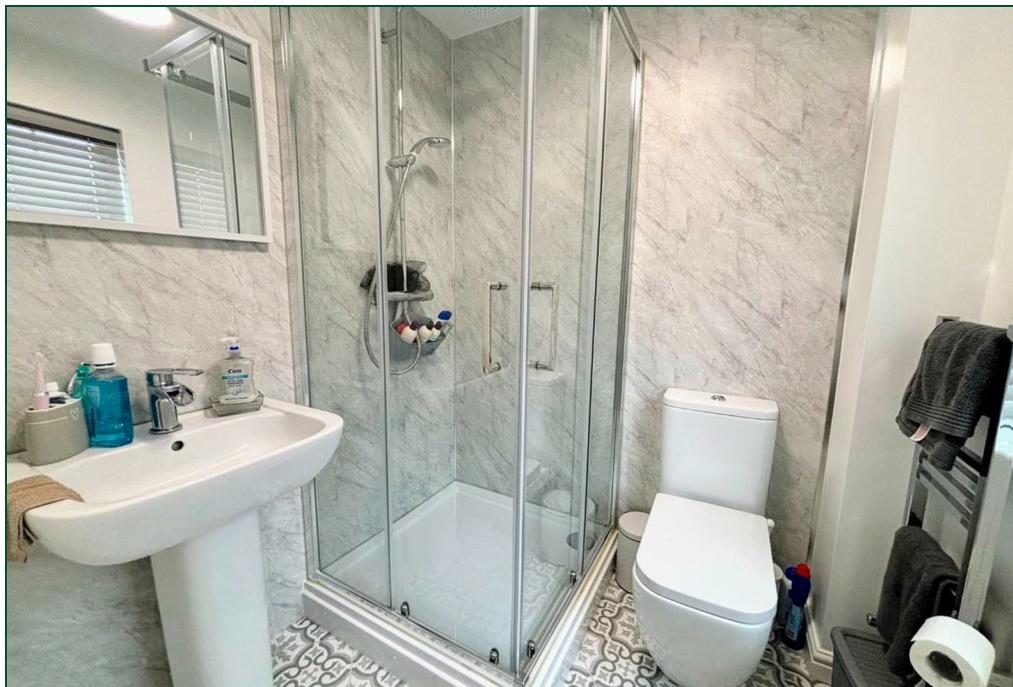
The property has been much improved by the current owners and provides accommodation comprising entrance hall, cloakroom/WC, large double bedroom, a further bedroom/home office and a utility room. To the first floor is an open plan living/dining area open to a re-fitted kitchen with integrated appliances and breakfast area and a balcony seating area. To the second floor are three further bedrooms with en-suite to the master and a family bathroom. Outside is a landscaped rear garden with part converted garage currently used as a home gym/bar and off road parking. Further benefits include gas radiator heating and uPVC double glazing. (A/1400/M)

- Substantial four/five bedroom town house
- En-suite to master bedroom
- Open plan living/dining area with balcony
- Re-fitted kitchen/breakfast room
- Landscaped rear garden
- Off road parking and part converted garage

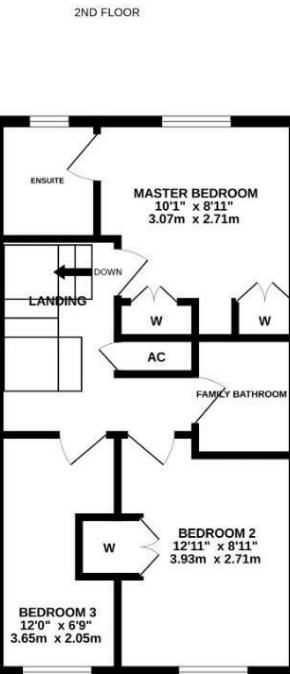
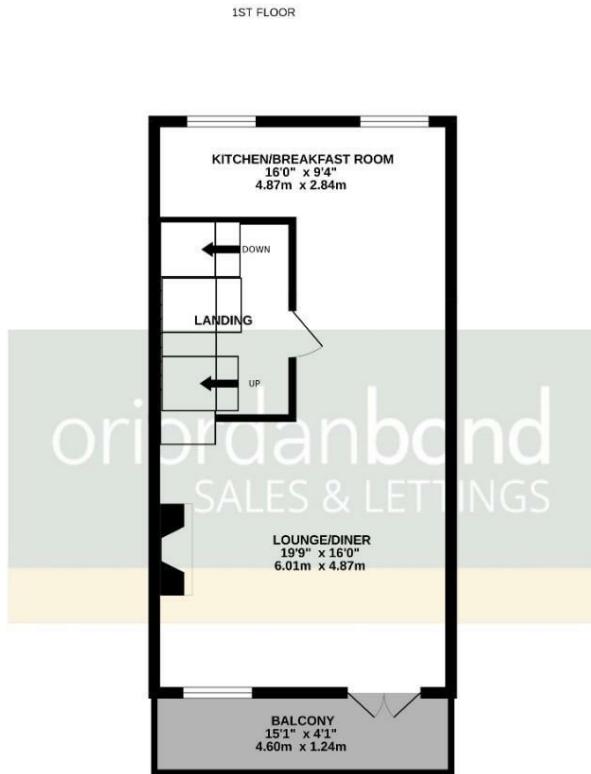
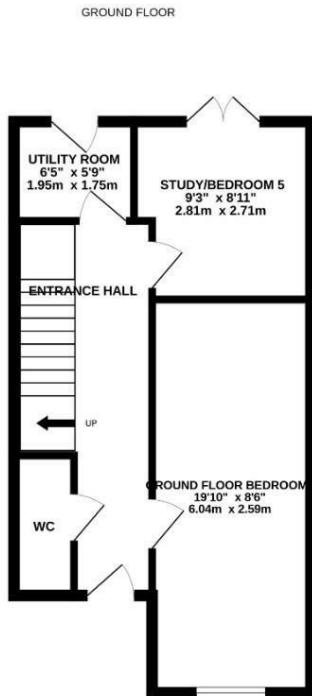












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TOTAL FLOOR AREA : 1400sq.ft. (130.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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: D
- 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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