



# Curlbrook Close

Wootton Fields, Northampton

**oriordanbond**  
SALES & LETTINGS

# Curlbrook Close

Wootton Fields  
NN4 6BS

Offers Over  
£400,000



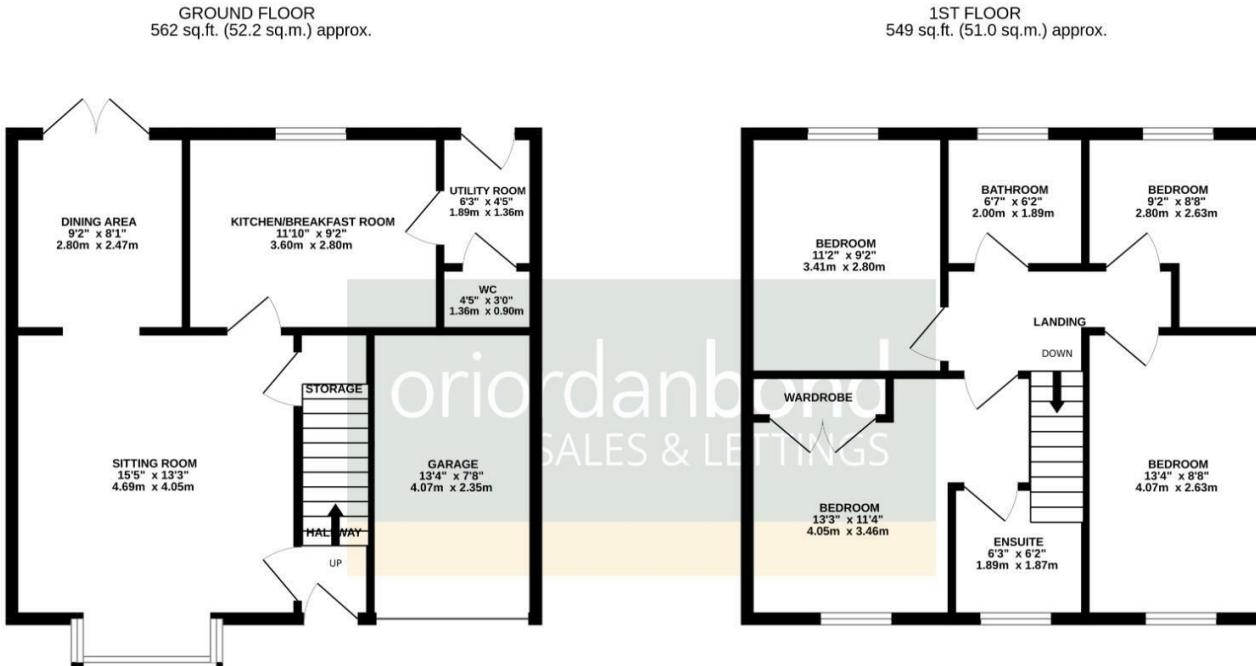
A well presented four bedroom detached family home offered for sale in the popular area of Wootton Fields. The property provides good access to outstanding schools, nearby amenities and transport links as well as Wootton Valley Country Park.

The accommodation comprises entrance hall, bay fronted sitting room, dining room, re-fitted kitchen/breakfast room with integrated appliances, utility room and cloakroom/WC. On the first floor are four well proportioned bedrooms and a family bathroom with en-suite to the master bedroom. Outside is a front garden with double width driveway leading to an integral garage. The rear garden is landscaped with a shaped lawn, patio areas and enclosed by fencing. Further benefits include uPVC double glazing and gas radiator heating. (A/1111/M)

- Well presented four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen with utility room
- Enclosed landscaped rear garden
- Driveway and integral garage



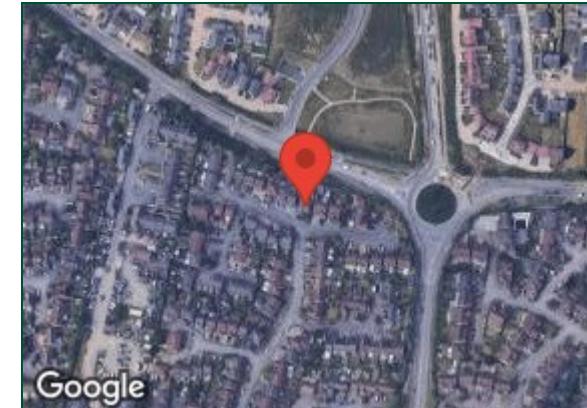




**TOTAL FLOOR AREA:** 1111 sq.ft. (103.3 sq.m.) approx.

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: 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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