



Chestnut Avenue

Wootton Village, Northampton

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SALES & LETTINGS



Chestnut Avenue

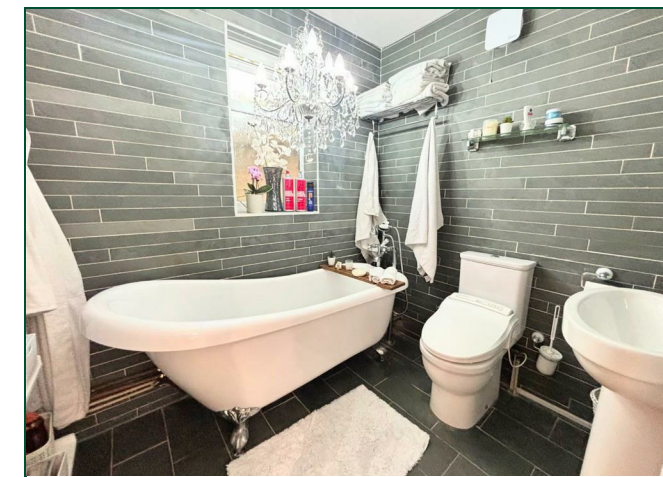
Wootton Village
NN4 6LA

Guide Price
£550,000

Situated at the end of a cul-de-sac in the ever popular location of Wootton village is this three bedroom detached home with a self-contained one bedroom ground floor annexe. The property is located close to Wootton Primary School and the A45 as well good access to Wootton Valley Country Park.

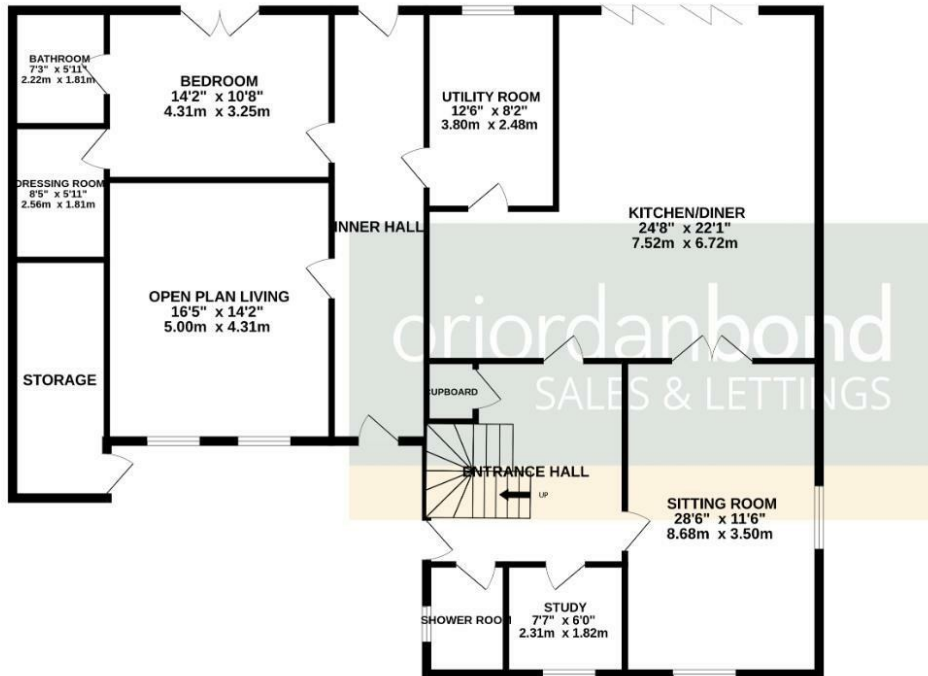
The accommodation comprises entrance hall, shower room, study, sitting room with log burner, stunning re-fitted kitchen/dining/family room with bi-fold doors to the private rear garden and access to a utility room. On the first floor are three bedrooms and a family bathroom. The ground floor self-contained annexe comprises entrance to inner hallway, an open plan kitchen/living space, one double bedroom with en-suite bathroom and dressing room. Externally there is a private rear garden and a front garden with driveway providing off road parking for several cars. Further benefits include gas radiator heating and uPVC double glazing. (A/2195/M)

- Three bedroom detached with one bedroom annexe
- Separate reception rooms
- Stunning open plan kitchen/dining/family room
- Shower room, family bathroom and annexe bathroom
- Enclosed rear garden
- Ample off road parking





GROUND FLOOR
1756 sq.ft. (163.1 sq.m.) approx.

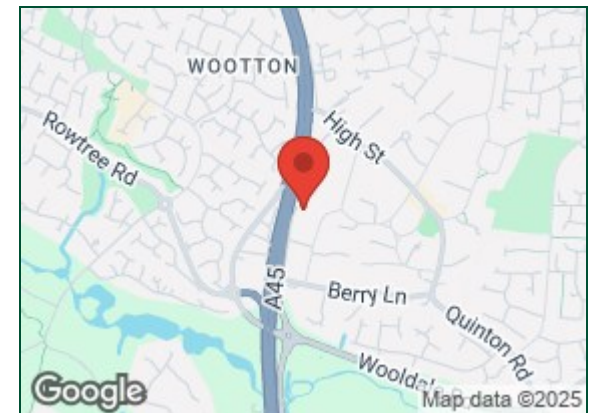


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 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: C

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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