



Villa Way

Wootton Fields, Northampton

oriordanbond
SALES & LETTINGS



Villa Way

Wootton Fields
NN4 6JH

Guide Price
£550,000

This four bedroom detached family home is offered for sale in the popular location of Wootton Fields which benefits from outstanding schools, nearby amenities and transport links.

The well presented accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, spacious kitchen/breakfast room and utility room. On the first floor are four double bedrooms and a family bathroom with a dressing room and en-suite shower room to the master bedroom. Outside is an enclosed rear garden being mainly laid to lawn with patio and decked seating areas. There is a lawned front garden with double width driveway providing off road parking leading to a double garage. Further benefits include gas radiator heating with newly installed boiler and uPVC double glazing. (B/1945/M)

- Four bedroom detached home
- En-suite to master bedroom
- Separate reception rooms
- Spacious kitchen/breakfast room
- Newly fitted boiler with 10 year guarantee
- Enclosed rear garden
- Driveway and double garage





BREAKFAST ROOM
13'10" x 8'10"
4.22m x 2.70m

KITCHEN
10'11" x 10'10"
3.34m x 3.30m

DINING ROOM
11'11" x 10'10"
3.64m x 3.30m

UTILITY ROOM
9'1" x 5'5"
2.78m x 1.64m

ENTRANCE HALL

STORE

WC
5'9" x 3'2"
1.69m x 0.96m

DOUBLE GARAGE
17'7" x 15'1"
5.37m x 4.61m

LOUNGE
17'0" x 11'11"
5.17m x 3.64m

UP

BEDROOM 4
12'4" x 9'9"
3.76m x 2.97m

BATHROOM
9'7" x 6'1"
2.92m x 1.86m

BEDROOM 3
11'11" x 11'10"
3.64m x 3.61m

ENSUITE
10'3" x 4'10"
3.12m x 1.47m

DRESSING ROOM
9'7" x 3'9"
2.96m x 1.13m

MASTER BEDROOM
17'9" x 15'11"
5.41m x 4.86m

LIVING SETTINGS

KITCHEN

HALLWAY

LANDING

WARDROBE

W.I.R.O.B.E.

A/C

DOWN

The floor plan shows a rectangular building layout. At the top left is Bedroom 4. To its right is the Bathroom. Further right is Bedroom 3. Below Bedroom 4 is the Ensuite. Below the Bathroom is a central Landing area with a staircase labeled 'DOWN'. To the left of the Landing is a large Wardrobe. To the right of the Landing is another Wardrobe. Below the Landing is the Master Bedroom, which has a Dressing Room attached to its upper side. A Living Settings area is located at the bottom left, adjacent to the Kitchen. The front entrance is at the bottom center, leading through a hallway into the Landing.

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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- Council Tax Band: F
- Energy Efficiency Rating: C

Viewing strictly by appointment – details below

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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