



Villa Way
Wootton Fields, Northampton

oriordanbond
SALES & LETTINGS



Villa Way

Wootton Fields
NN4 6JJ

Guide Price
£330,000

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. Built by Messrs David Wilson Homes and offered with no upward chain, the property offers highly versatile living accommodation.

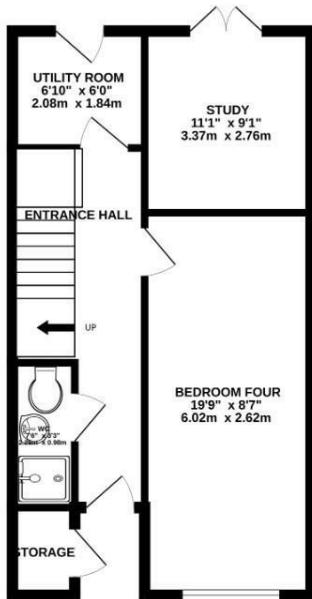
Entrance hall, cloakroom/WC, large double bedroom, a further bedroom/home office and a utility room. To the first floor is kitchen/breakfast room and large sitting room with access to a Juliette balcony seating area. To the second floor are three further bedrooms with en-suite to the master and a family bathroom. Outside is a small front garden, landscaped rear garden and a garage and off road parking. Further benefits include gas radiator heating and uPVC double glazing (B/1331/M)

- Substantial four/five bedroom town house
- En-suite to master bedroom
- Large sitting room with balcony
- Enclosed rear garden
- Off road parking and garage
- No upward chain

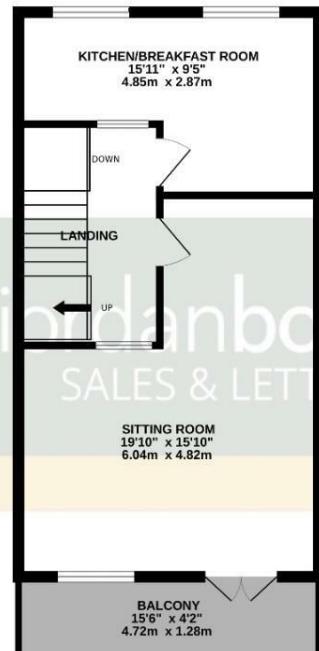




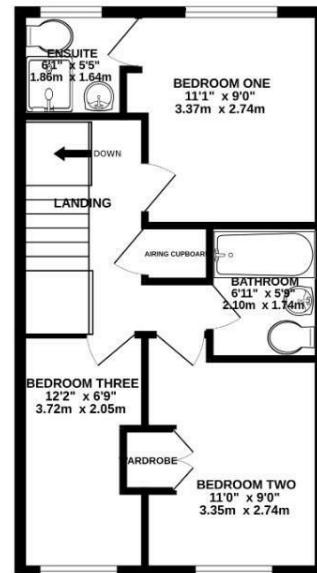
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx



2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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 operational 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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