



**28 Balland Way**  
**Wootton, Northampton**

**oriordanbond**  
TOWN & COUNTRY





## 28 Balland Way

Wootton

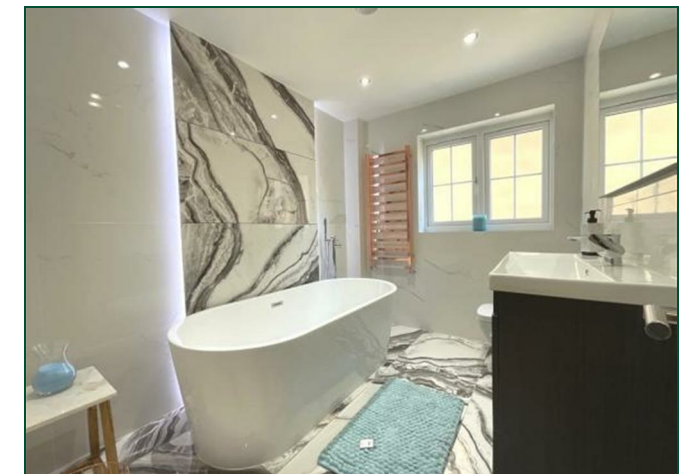
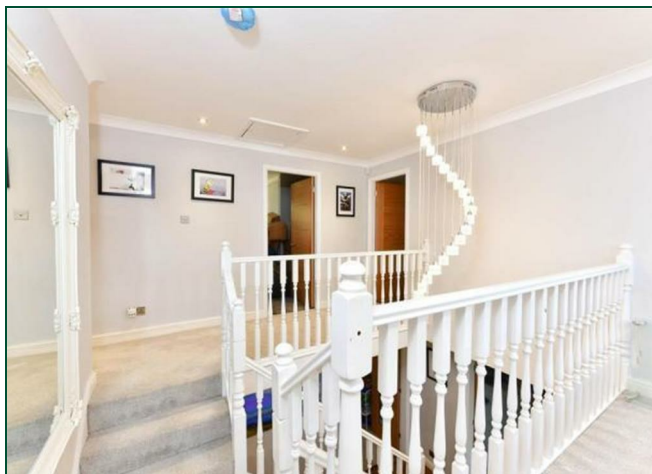
Northampton NN4 6AU

£680,000

**An exceptional detached property, in the sought after location of Wootton, known for its excellent schooling and extensive range of amenities. The property has been completely refurbished including re-fitted high specification 'Kessler' kitchen with fitted Siemens and Bosch appliances.**

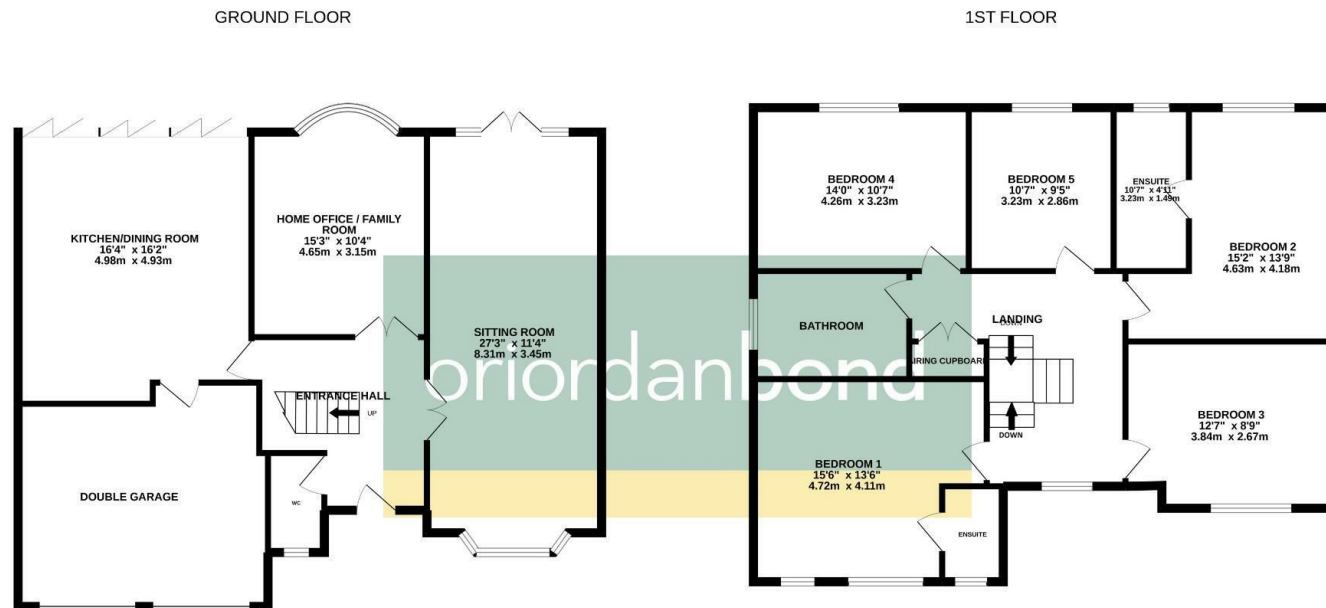
The accommodation includes entrance hall, cloakroom/WC, sitting room, dining/family room, re-fitted high spec kitchen/breakfast room, first floor landing, master bedroom with re-fitted en-suite, guest bedroom with re-fitted en-suite, three further bedrooms and re-fitted family bathroom. The property benefits from gas radiator heating and uPVC double glazing. Outside the gardens have been landscaped front and back with new block paved driveway to the front and patio and lawn to rear. The integral double garage has electric shutter doors. (A/1668/M)

- Substantial five bedroom detached home
- Master and guest en-suite bedrooms
- Re-fitted high spec kitchen
- Landscaped gardens
- New block paved driveway
- Integral double garage with electric shutter doors



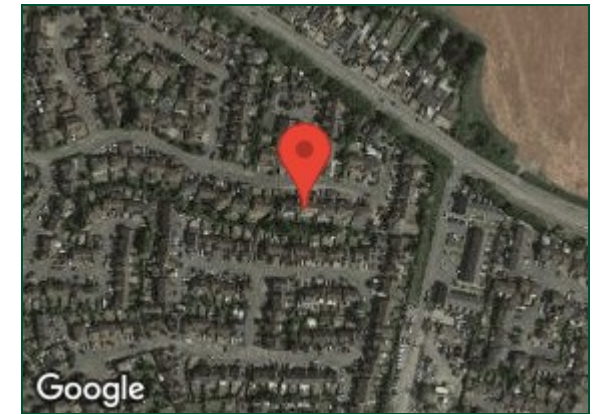






TOTAL FLOOR AREA : 1668sq.ft. (155.0 sq.m.) approx.

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: G
- Energy Efficiency Rating: B

#### 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 Town and Country Sales**  
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