

**1 Sorrel Crescent
Wootton
NORTHAMPTON
NN4 6FR**

£321,500



- SEMI DETACHED
- OFF ROAD PARKING
- EN-SUITE
- GAS CENTRAL HEATING

- THREE BEDROOMS
- MODERN BUILD
- KITCHEN/DINING ROOM
- ENERGY EFFICIENCY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached property, offered in good condition in the heart of Wootton. With accommodation comprising in brief; entrance hall, lounge, open plan kitchen/diner, utility, and downstairs WC to the ground floor. To the first floor are three bedrooms, with an en-suite to the main bedroom, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and off road parking.

Ground Floor

Entrance Hall

Stairs rising to first floor. Doors to kitchen/diner and sitting room.

Sitting Room

16'7" x 16'5" (5.07 x 5.02)

Window to side and front elevations.

Kitchen/Dining Room

15'5" x 9'6" (4.72 x 2.9)

UPVC Double glazed window to front elevation. Double doors to rear elevation. A range of wall and base mounted units with worktop over. Integrated appliances. Tiled Floor. Door to utility.

Utility Room

Door to rear elevation. Sink unit in worktop with mixer tap over. Tiled floor.

Cloakroom

Low level WC and wall mounted hand wash basin.

First Floor

Bedroom One

12'5" x 8'8" (3.8 x 2.65)

Window to front elevation. Door to en-suite. Built in wardrobes.

En-Suite

Obscure window to rear elevation, Wall mounted hand wash basin, low level WC, shower.

Bedroom Two

7'7" x 9'7" (2.32 x 2.93)

Window to front elevation.

Bedroom Three

7'6" x 9'7" (2.3 x 2.93)

Window to rear elevation.

Bathroom

Obscure window to front elevation. Three piece suite comprising bath, low level WC and pedestal hand wash basin.

Externally

Front Garden

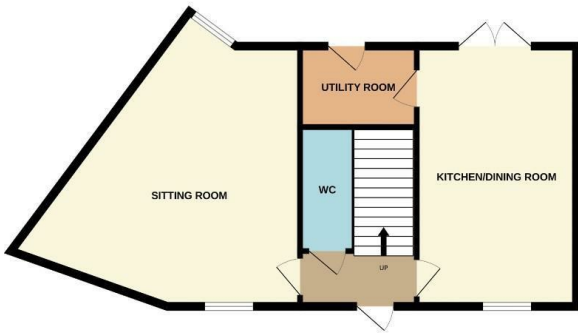
Mainly laid to lawn with path to front door.

Rear Garden

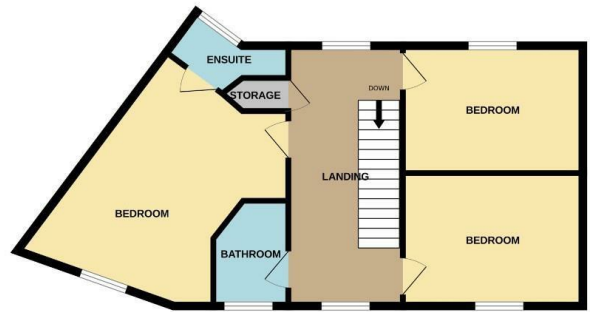
Fully enclosed. Patio area. Laid to lawn.



GROUND FLOOR

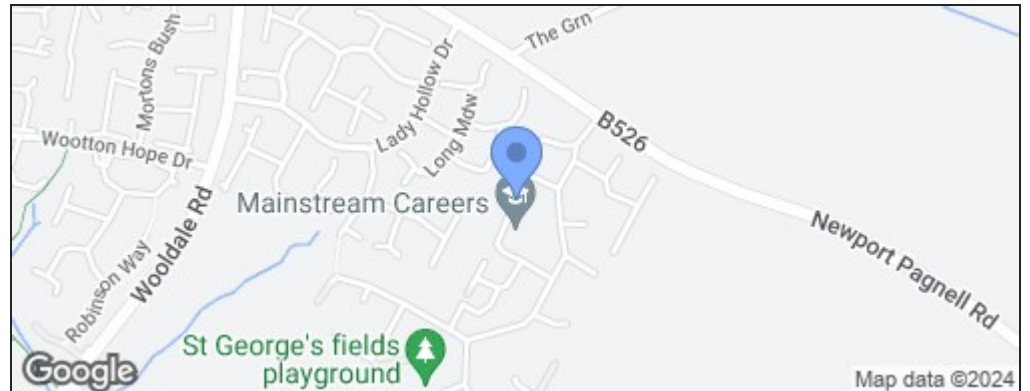


1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.