

**21 Silver Birch Road
Wootton
NORTHAMPTON
NN4 6FZ**

£443,000



- **DETACHED**
- **MASTER WITH EN SUITE**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **FRONT AND REAR GARDENS**

- **FOUR BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A recently constructed detached house on Silver Birch Road offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed bathrooms provide convenience and privacy for all residents.

Upon entering, you will find two inviting reception rooms that offer versatile spaces for relaxation and entertainment. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to your needs with ease.

The exterior of the property boasts ample parking for up to three vehicles, ensuring that you and your guests will never have to worry about finding a space. The surrounding area is peaceful, making it a delightful retreat from the hustle and bustle of daily life.

This home is not only a beautiful place to live but also a smart investment for the future. With its modern construction and thoughtful design, it is ready to welcome its new owners. If you are looking for a spacious, contemporary family home in a desirable location, this property on Silver Birch Road is certainly worth considering.

Ground Floor

Entrance Hall

Vinyl flooring, stairs leading to first floor, built in cupboard, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, vinyl flooring, radiator, UPVC double glazed window to front.

Lounge

18'3" x 10'11" (5.58 x 3.34)

TV point, radiator, UPVC double glazed window to front.

Kitchen/Dining Room

19'10" x 15'0" (6.05 x 4.58)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob, extractor fan above, double oven, fitted dishwasher, fitted fridge/freezer, UPVC double glazed windows to side and rear, UPVC double glazed French doors out to rear, radiator.

First Floor

Landing

Loft access, built in cupboard, doors to:

Bedroom One

13'6" x 10'5" (4.13 x 3.20)

Radiator, UPVC double glazed window to front, door to:

En Suite

Suite comprising large walk in shower cubicle with shower over, hand wash basin, low level W/C, heated towel rail, UPVC double glazed window to side.

Bedroom Two

11'5" x 10'4" (3.48 x 3.17)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'0" x 7'7" (2.76 x 2.32)

Radiator, UPVC double glazed window to rear.

Bedroom Four

9'1" x 7'2" (2.77 x 2.20)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit, low level W/C, hand wash basin, heated towel rail, tiled splash areas, UPVC double glazed window to side.

Externally**Front Garden**

Small front garden laid to lawn, flower and shrub borders, small metal fencing with pathway leading to front door, block paved driveway for off road parking leading to garage.

Garage

Up and over door, power and light connected, side door.

Rear Garden

Paved patio area leading to lawn, gated side access.

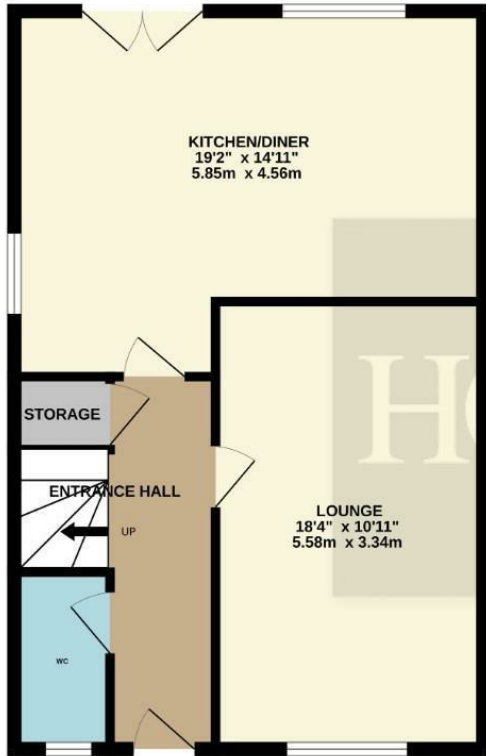
Agents Notes

Council Tax Band: E

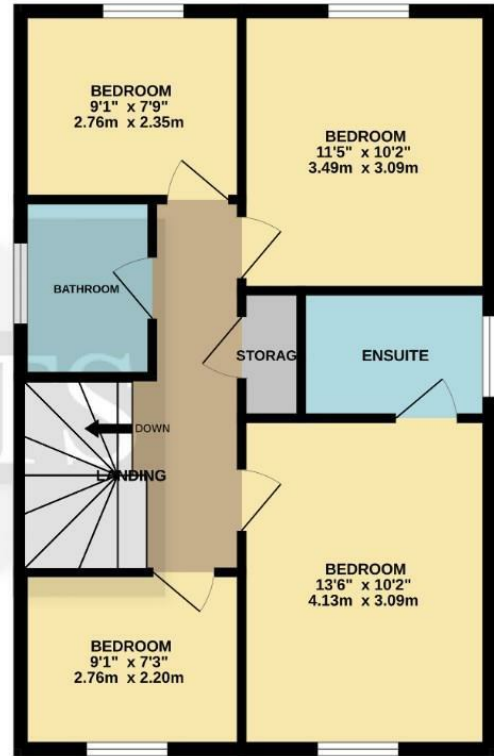




GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



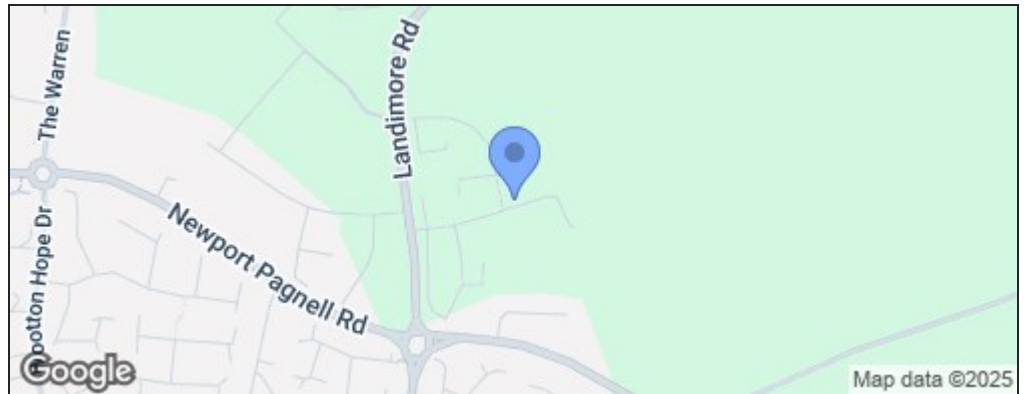
1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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.