



41 Sorrel Crescent
Wootton Fields, Northampton

oriordanbond
SALES & LETTINGS



41 Sorrel Crescent

Wootton Fields

NN4 6FR

£450,000

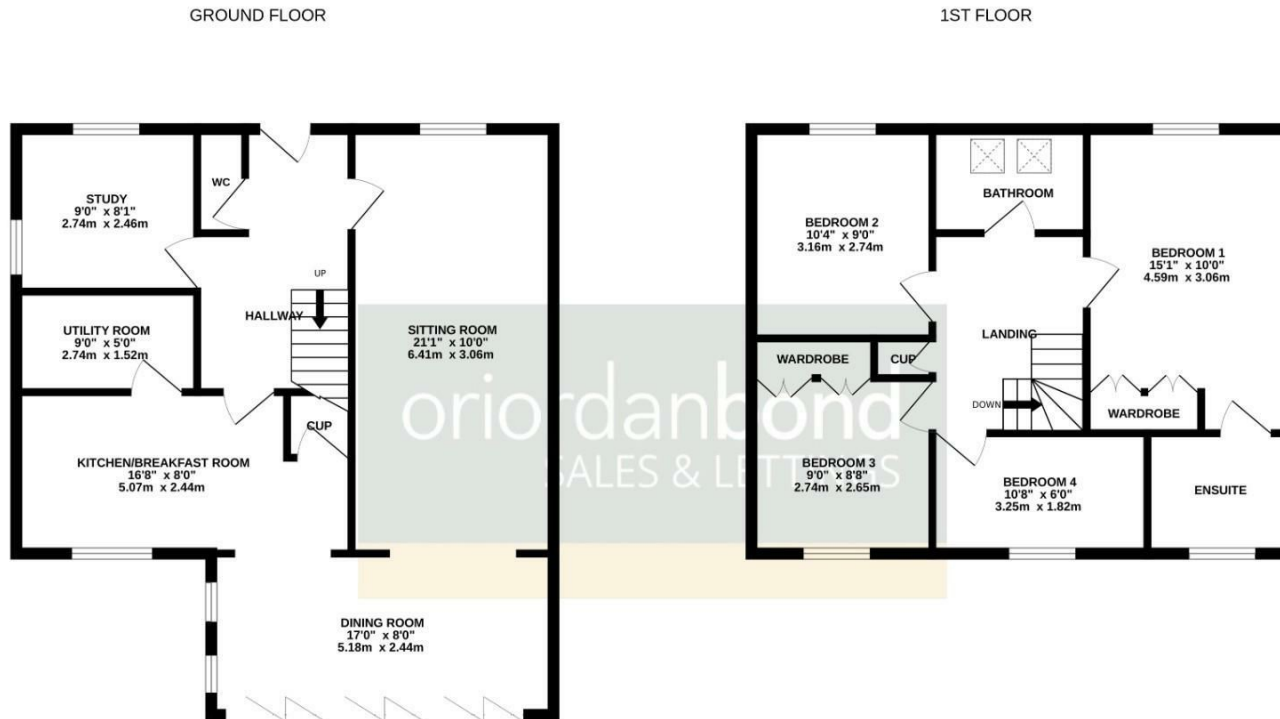
An immaculate extended four bedroom detached home, ideally located within the popular St Georges Fields development, on the outskirts of Wootton Fields. The property has the added benefit of a garage conversion currently used as a bar/entertaining room.

Accommodation comprises entrance hall, cloakroom/WC, study, sitting room, re-fitted kitchen/breakfast room, utility room and an extended dining room with roof lantern and bi-folding doors to a generous size rear garden. To the first floor are four generous size bedrooms and a family bathroom with skylight windows with the master bedroom providing an ensuite shower room. Outside to the front of the property is a small front garden with driveway to side providing off road parking for two cars leading to the converted single garage. The rear garden is a generous size and low maintenance with feature artificial lawn and a paved patio area with external lighting. Further benefits include uPVC double glazing and gas radiator heating, (A/1323/M)

- Immaculate extended four bedroom detached home
- En-suite to master bedroom
- Re-fitted kitchen/breakfast room
- Three reception rooms
- Enclosed low maintenance rear garden
- Driveway and converted garage







TOTAL FLOOR AREA : 1323sq.ft. (122.9 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: E
- 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 Grange Park Sales

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