



oriordanbond  
**FOR SALE**  
01604 432 007

**Battalion Drive**  
Wootton, Northampton

oriordanbond  
SALES & LETTINGS



## Battalion Drive

Wootton

NN4 6RU

GUIDE PRICE £425,000

A well presented four bedroom detached family home situated within the popular area of Wootton. The property is within close proximity of shops, schools and other amenities as well having easy access to Junction 15 for the M1 motorway and the A45.

Accommodation comprises entrance hall, cloakroom/WC, sitting room with feature bay, dining room, kitchen with access to a utility room and a home office/bedroom five. To the first floor are four double bedrooms and a family bathroom with the master bedroom providing an en-suite shower room. Outside is a front garden with block paved driveway providing off road parking leading to a garage store. To the rear is an enclosed garden being mainly laid to lawn with patio area. Further benefits include uPVC double glazing and gas radiator heating. (B/1417/M)

### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

### Viewing

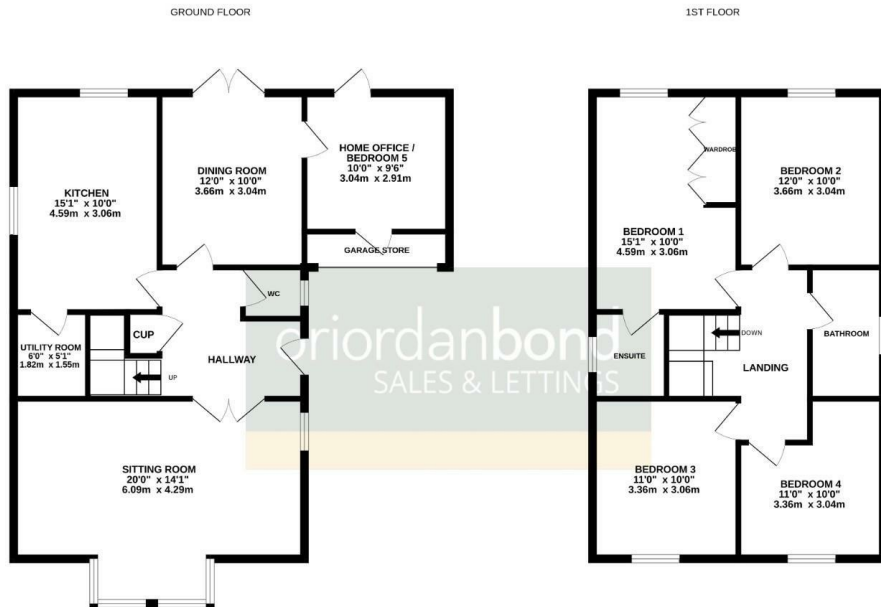
Viewing strictly by appointment – details below

### 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.

O’Riordan Bond Grange Park Sales  
01604 432007

grangepark@oriordanbond.co.uk



TOTAL FLOOR AREA: 1417 sq.ft. (131.6 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.  
Made with Metropix ©2024