



**High Street**  
Wootton, Northampton

**oriordanbond**  
SALES & LETTINGS



## High Street

Wootton  
NN4 6JR

Guide Price  
£630,000

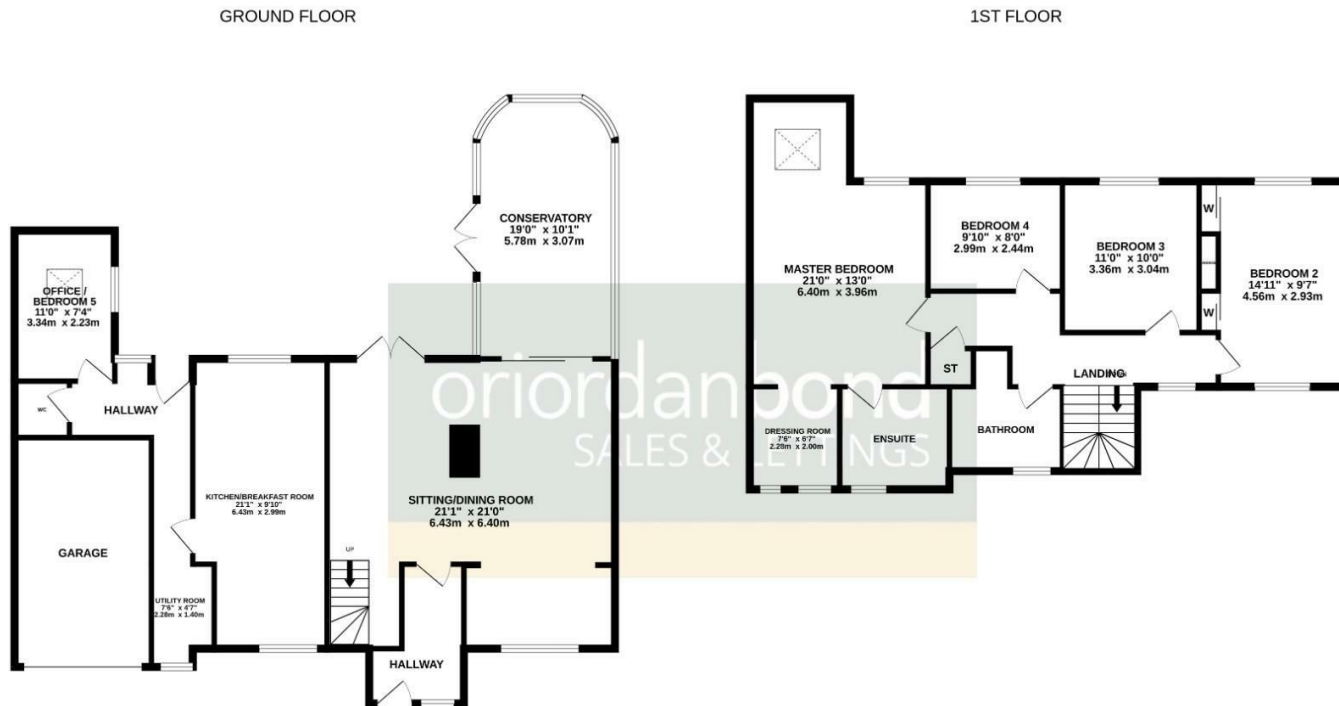
A well presented four bedroom detached family home, set on a generous size plot, located within the popular Wootton village. This home is within close proximity of all village amenities, local schools as well as having easy access to Junction 15 for the M1 motorway and A45.

Accommodation comprises entrance hall, cloakroom/WC, open plan sitting/dining room with feature log burning stove, re-fitted kitchen/breakfast room with connecting door to a utility room, home office/bedroom five and a conservatory. To the first floor are four double bedrooms and a refitted four-piece family bathroom with the master bedroom providing an en-suite and dressing room. Outside, to the front of the property is a laid to lawn garden with mature tree and driveway providing off road parking for several cars leading to an oversized garage. The rear garden is currently split into three sections providing vast potential. The first area is landscaped with a paved patio, laid to lawn area and mature shrubbery. Further benefits include uPVC double glazing and gas radiator heating. (B/1932/L)

- Well presented four bedroom detached home
- En-suite and dressing room to master bedroom
- Open plan sitting/dining room
- Conservatory
- Large private rear garden
- Driveway and oversized garage







TOTAL FLOOR AREA : 1932sq.ft. (179.5 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: F
- Energy Efficiency Rating: C

**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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