



Church Hill

Wootton Village, Northampton

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SALES & LETTINGS



Church Hill

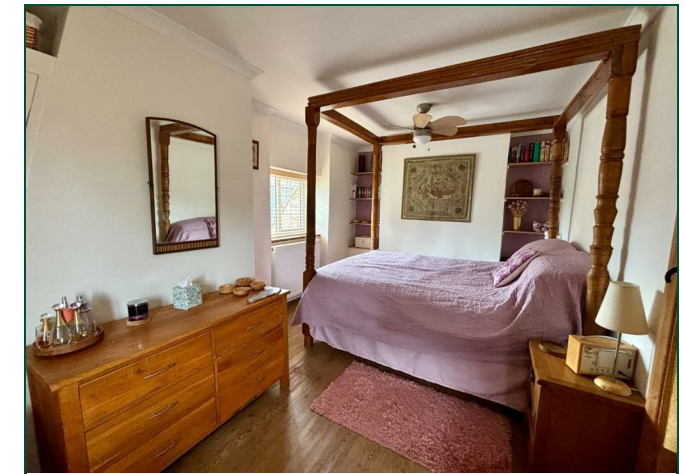
Wootton Village
NN4 6LQ

Guide Price
£475,000

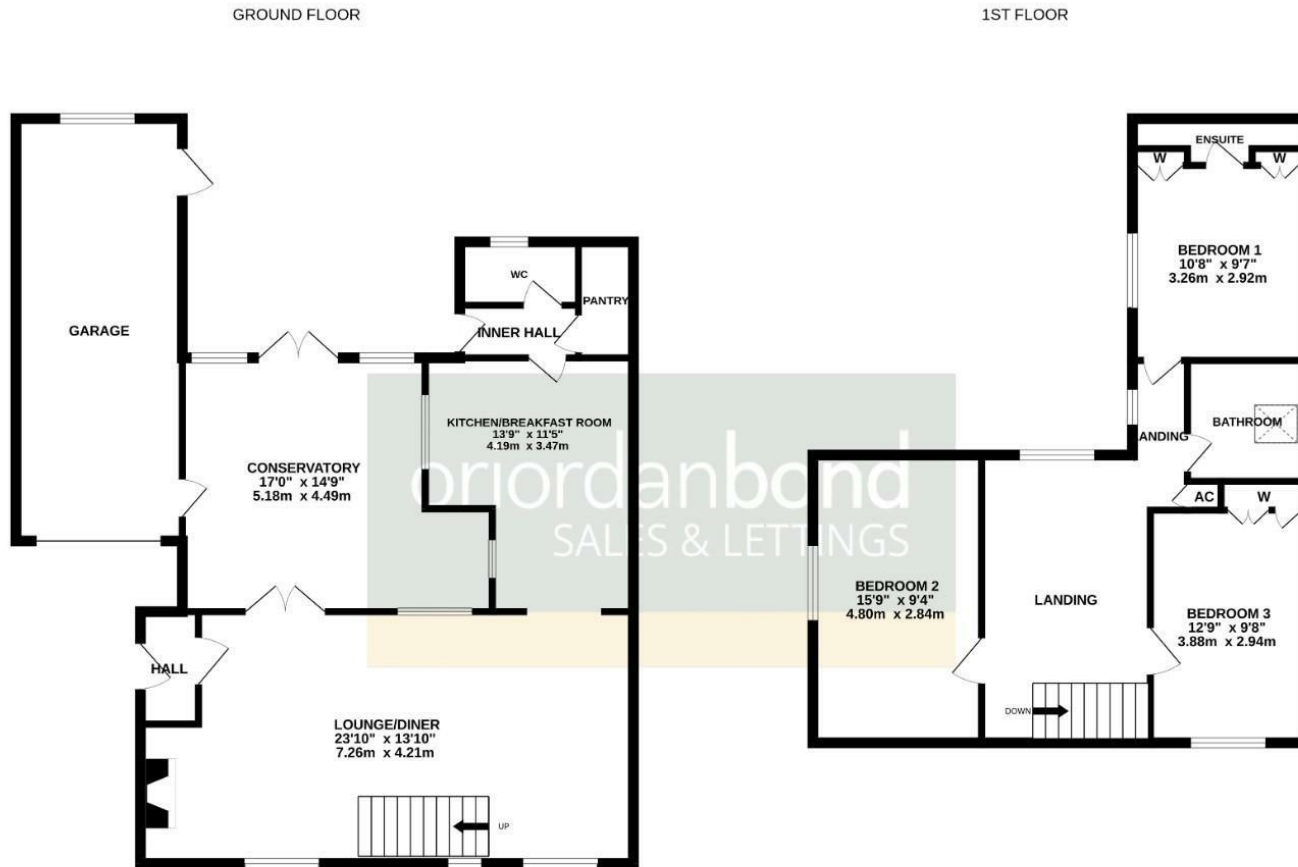
This charming three bedroom cottage is located within the heart of Wootton village, within close proximity of schools and many village amenities. The property provides good access to Wootton Valley Country Park and the A45.

Accommodation comprises entrance hall, cloakroom/WC and pantry, kitchen/breakfast room, 23' sitting room with feature log burning stone, windows overlooking the village church and patio doors opening into a large conservatory. To the first floor is a spacious landing, three double bedrooms and a re-fitted family bathroom with the master bedroom providing a re-fitted en-suite shower room. Outside is a driveway providing off road parking leading to an oversized garage. The rear garden is beautifully landscaped with decked patio, laid lawn and mature flower beds. Further benefits include double glazing and gas radiator heating. (B/1732/M)

- Charming three bedroom cottage
- Large sitting room with log burning stove
- Large conservatory
- Gas radiator heating
- Private landscaped garden
- Driveway and oversized garage

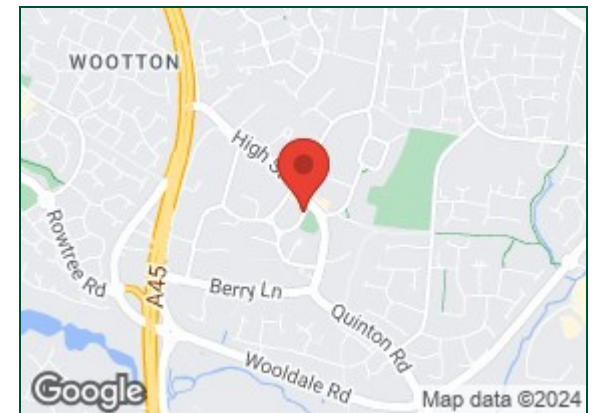






TOTAL FLOOR AREA : 1587 sq.ft. (147.4 sq.m.) approx.

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: C
- 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

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