



Battle Close

Wootton, Northampton

oriordanbond
SALES & LETTINGS



Battle Close

Wootton
NN4 6RP

Guide Price
£400,000

A well presented four bedroom detached family home, situated in a cul-de-sac, within the popular Wootton development. This property is within close proximity of local schools, shops and other amenities.

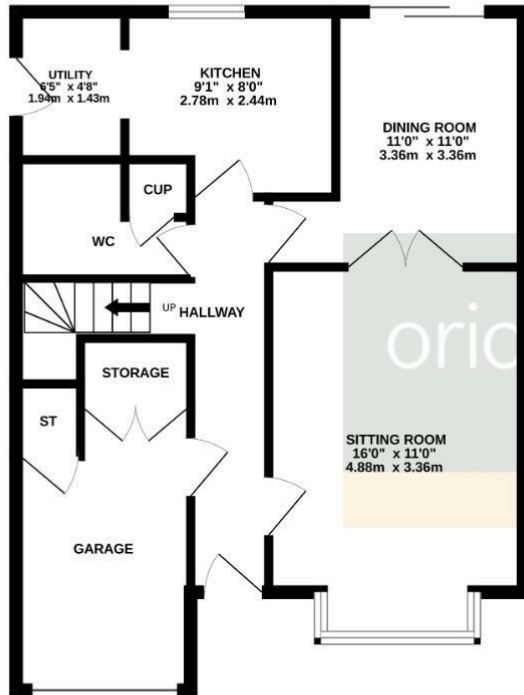
The accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, re-fitted kitchen with utility room, four first floor bedrooms and a family bathroom with the master bedroom providing an en-suite shower room. Outside is a front garden with driveway providing off road parking leading to a single garage. The rear garden is landscaped with a paved patio area, shrub borders, laid to lawn area and timber retaining fence. Further benefits include uPVC double glazing and gas radiator heating. (B/1135/M)

- Four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen with utility
- Landscaped rear garden
- Driveway and garage

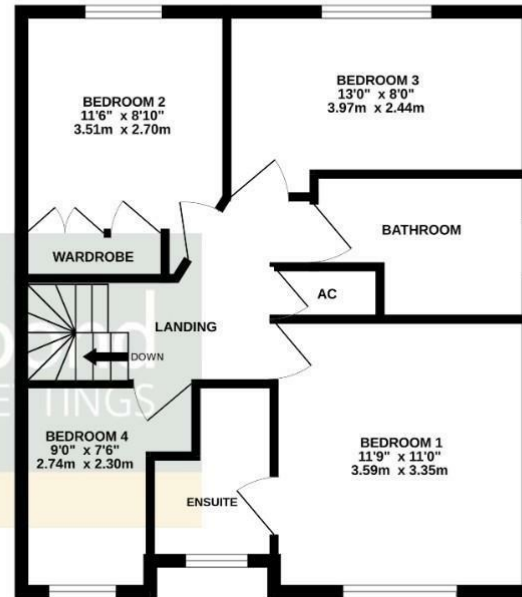




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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: E
- 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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