



# Grafton View

Wootton, Northampton

oriordanbond  
SALES & LETTINGS





## Grafton View

Wootton  
NN4 6HQ

Guide Price  
£340,000

**A well presented three bedroom semi-detached dormer style bungalow, situated in a popular cul-de-sac, within the sought after Wootton village. This property is within close proximity of shops, schools and other village amenities.**

The accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, kitchen with utility area, a conservatory and a part converted garage currently used as a family room. To the first floor are three double bedrooms and a re-fitted four-piece family bathroom. Outside to the front is a blocked paved driveway providing off road parking leading to a garage store. The rear garden is landscaped with a range of mature shrubbery, paved patio and laid to lawn area. Further benefits include uPVC double glazing and gas radiator heating. (B/1324/M)

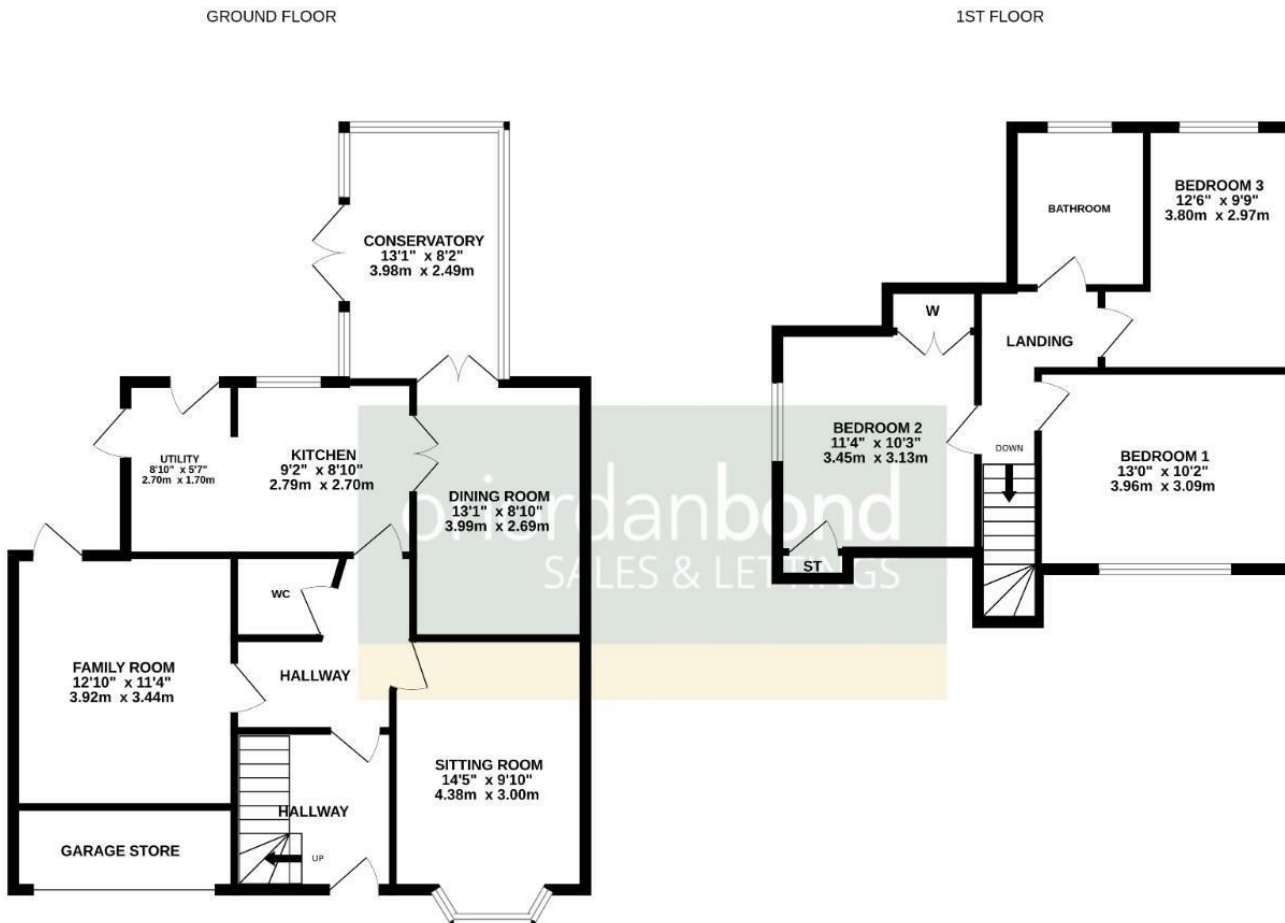
- Three bedroom semi-detached dormer bungalow
- Three reception rooms
- Re-fitted four-piece bathroom
- Gas radiator heating
- Landscaped rear garden
- Off road parking







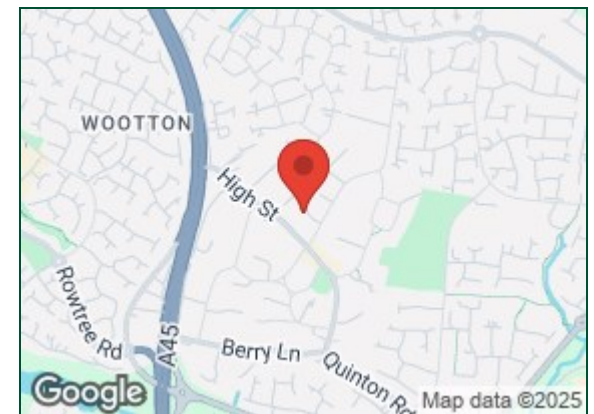




TOTAL FLOOR AREA : 1324sq.ft. (123.0 sq.m.) approx.

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.

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