



# Battalion Drive

Wootton, Northampton

oriordanbond  
SALES & LETTINGS



## Battalion Drive

Wootton  
NN4 6RW

Guide Price  
£425,000

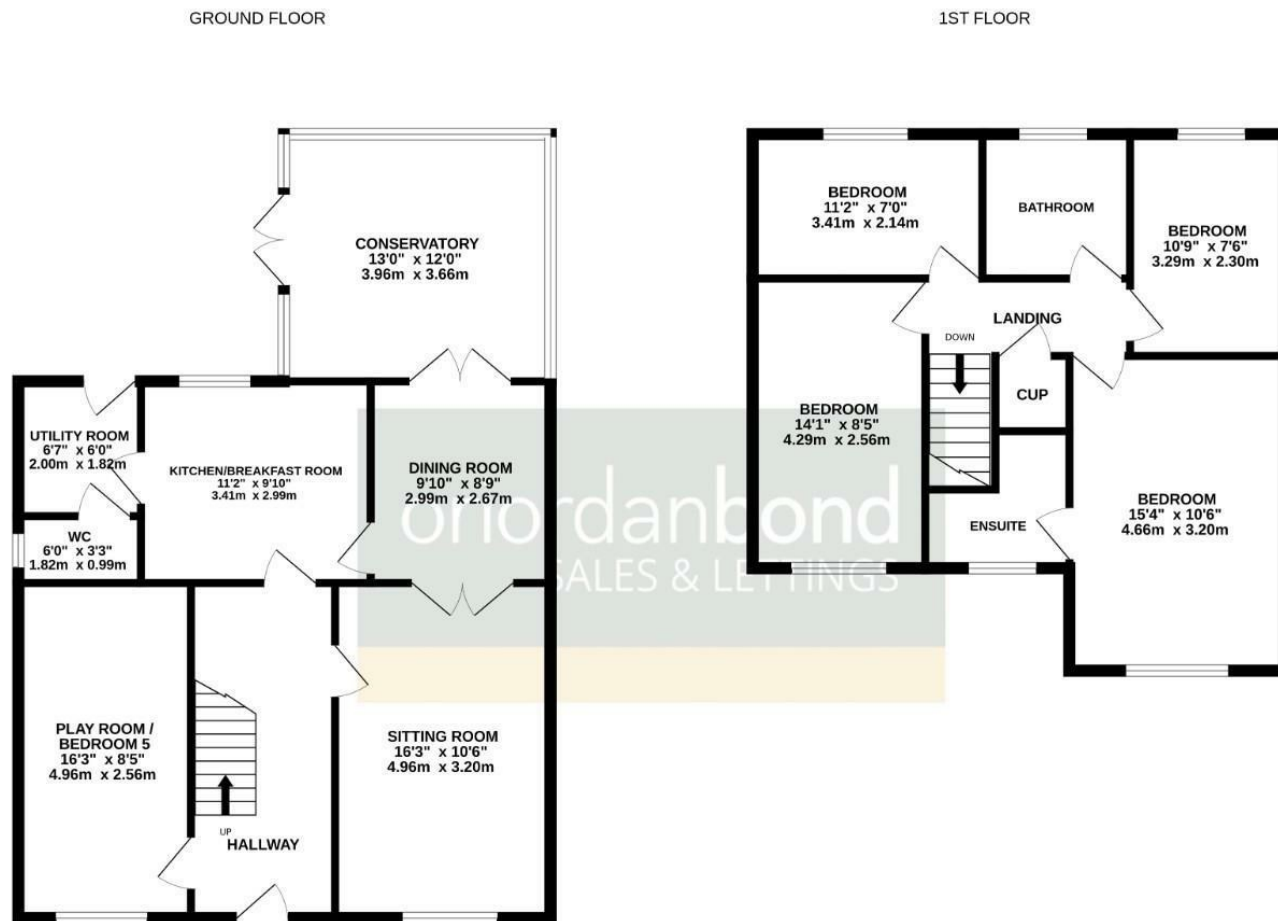
A well presented four bedroom detached family home located within the popular area of Wootton. This home is within close proximity of shops, schools and other amenities as well as having easy access to Junction 15 for the the M1 motorway and A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, kitchen/breakfast room, utility, bedroom five/play room and a conservatory. To the first floor are four generous size bedrooms and a family bathroom with the master bedroom benefiting from a re-fitted en-suite. Outside is low maintenance frontage with driveway providing off road parking. The rear garden is landscaped with a paved patio, laid to lawn area and an external pod with power and lighting connected, currently being used as a home gym. Further benefits include uPVC double glazing and gas radiator heating. (B/1431/M)

- Well presented four/five bedroom detached home
- Re-fitted en-suite to master bedroom
- Separate reception rooms and conservatory
- Gas radiator heating
- Enclosed rear garden
- Off road parking







TOTAL FLOOR AREA : 1431 sq.ft. (132.9 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:

**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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