



# Bancroft Close

Wootton Fields, Northampton

oriordanbond  
SALES & LETTINGS





## Bancroft Close

Wootton Fields

NN4 6BN

PRICE £485,000

A well presented four bedroom detached family home ideally located within the popular Wootton Fields. This property is within close proximity of shops, schools and other amenities.

Accommodation comprises entrance hall, cloakroom/WC, sitting room, re-fitted kitchen/breakfast room with connecting door to a utility room, separate dining room and a study. To the first floor are four double bedrooms and a family bathroom with the master bedroom benefitting from an en-suite. Outside, to the front is low maintenance frontage and a driveway to the side providing off road parking for two cars leading to a single garage. The enclosed rear garden is mainly laid to lawn with a paved patio. Further benefits include uPVC double glazing and gas radiator heating. (A/1468/M)

### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

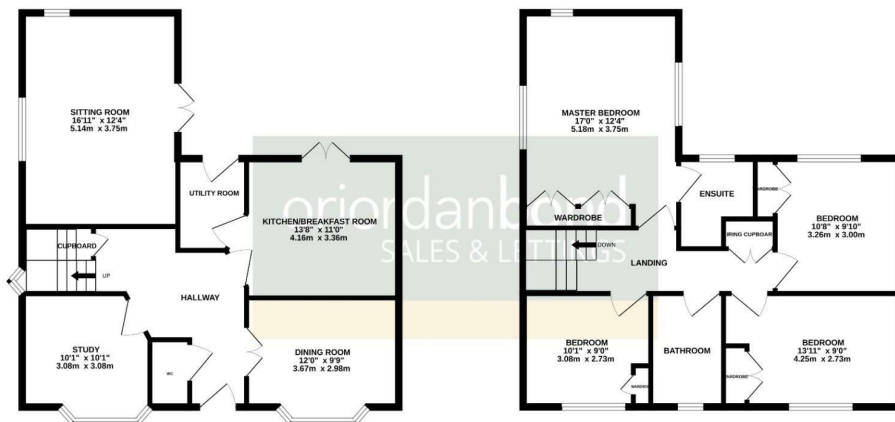
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1468 sq. ft. (136.4 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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