



# Pagnell Court

Wootton Fields, Northampton

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SALES & LETTINGS



# Pagnell Court

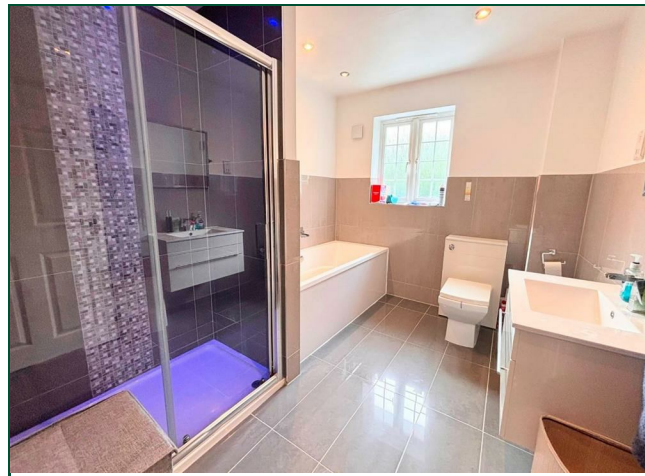
Wootton Fields  
NN4 6EF

Price  
£700,000

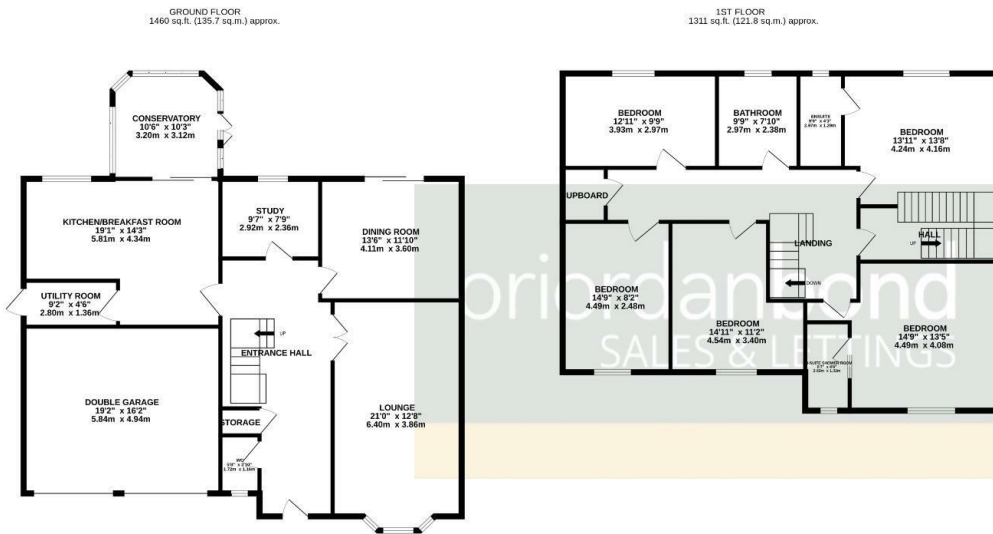
This substantial and immaculate six bedroom family home is located within a popular cul-de-sac, in sought after Wootton Fields, offered for sale with a limited onward chain. The property is within close proximity of shops, schools and other amenities as well as having fast access to the M1 motorway and A45.

The extended accommodation over three floors comprises entrance hall, cloakroom/WC, study, sitting room, dining room, kitchen/breakfast room with utility room off and a conservatory. To the first floor there are five bedrooms and a re-fitted family bathroom with bedrooms two and three both benefitting from en-suite shower rooms. To the second floor is a master bedroom with a walk-in dressing area and an en-suite shower room. Outside to the front of the property is a driveway providing off road parking leading to a double garage. The enclosed rear garden is landscaped being mainly laid to lawn with paved patio and shrub borders. Further benefits include uPVC double glazing and gas radiator heating. (A/2798/M)

- Substantial and immaculate six bedroom residence
- Three en-suite bedrooms
- Three reception rooms
- Gas radiator heating
- Enclosed landscaped rear garden
- Driveway and double garage







TOTAL FLOOR AREA : 3148 sq.ft. (292.4 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: G
- 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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