



The Mullions

Wootton, Northampton

oriordanbond
SALES & LETTINGS



The Mullions

Wootton
NN4 6EA

Guide Price
£775,000

This well presented family home located on The Mullions in Wootton Village sits within this exclusive development built by a local builder. Close to local schools, shops and other amenities, this property has been upgraded by the current vendors to create a versatile and spacious family residence over three floors.

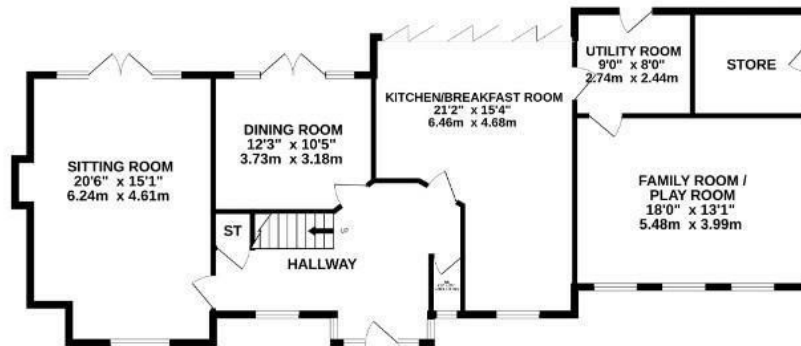
Accommodation comprises spacious entrance hall, cloakroom/WC, sitting room, family/play room, dining room, re-fitted dual aspect kitchen/breakfast room with central island, Quartz counter tops, connecting door to a utility room and bi-folding doors opening to a landscaped rear garden. To the first floor is the master bedroom with en-suite and dressing area, guest bedroom with dual aspect and also benefits from an en-suite, a further bedroom and a re-fitted four-piece family bathroom. To the second floor are two further double bedrooms and a W/C. Outside to the front of the property is a driveway providing off road parking for two cars side by side and a laid to lawn garden with paved pathway leading to the front door. The rear garden has been beautifully landscaped with a feature Koi pond, mature shrubbery, laid to lawn and paved patio seating areas with a retaining stone wall. Further benefits include external power points and lighting, uPVC double glazing, gas central heating and an EV charging point. (B/2689/M)

- Well presented five bedroom detached residence
- Two en-suite bedrooms
- Three reception rooms
- Re-fitted kitchen/dining room with bi-fold doors
- Gas radiator heating
- Beautifully landscaped rear garden
- Off road parking for two cars

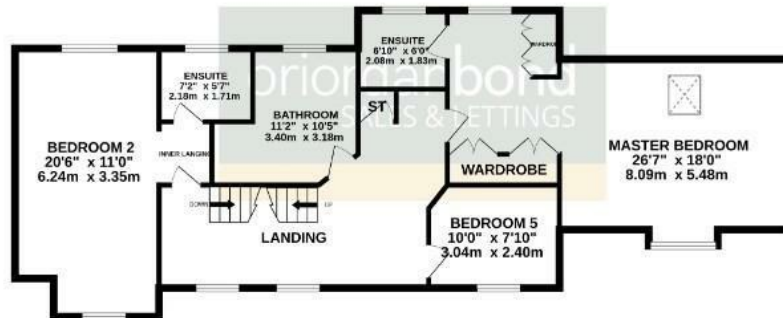




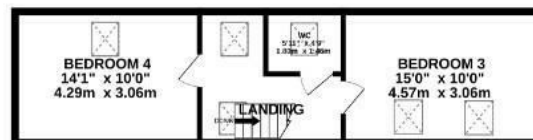
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2689 sq.ft. (249.8 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: 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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