



# The Ashes

Wootton Fields, Northampton

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SALES & LETTINGS





## The Ashes

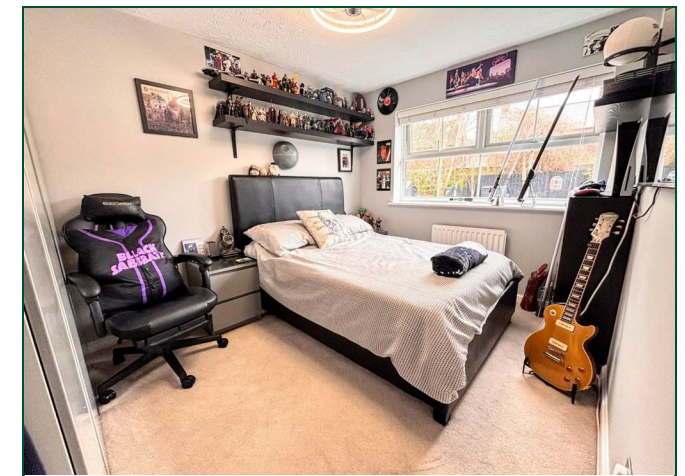
Wootton Fields  
NN4 6AQ

Price  
£550,000

This modern four bedroom detached family home is offered for sale in the popular area of Wootton Fields in immaculate condition. The property is located in a cul-de-sac within close proximity of shops, schools and other amenities as well as having fast access to the M1 motorway and the A45.

The extended accommodation comprises entrance hall, cloakroom/WC, sitting room, kitchen/dining room, utility room, family room and office on the ground floor. To the first floor are four bedrooms and a family bathroom with re-fitted en-suite to the master bedroom. Outside is a lawned front garden with double width driveway providing off road parking leading to a detached double garage. To the rear is an enclosed tiered landscaped rear garden with lawn and patio areas and a raised decked patio with woodchip surround and balustrade. Further benefits include uPVC double glazing and gas radiator heating. (A/1381/M)

- Modern extended four bedroom detached home
- Re-fitted en-suite to master bedroom
- Three reception rooms
- Gas radiator heating
- Enclosed landscaped tiered rear garden
- Detached double garage

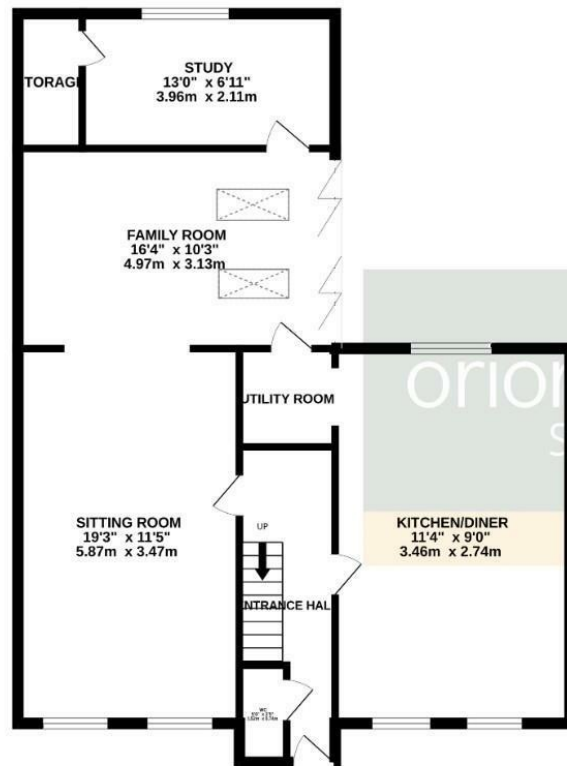




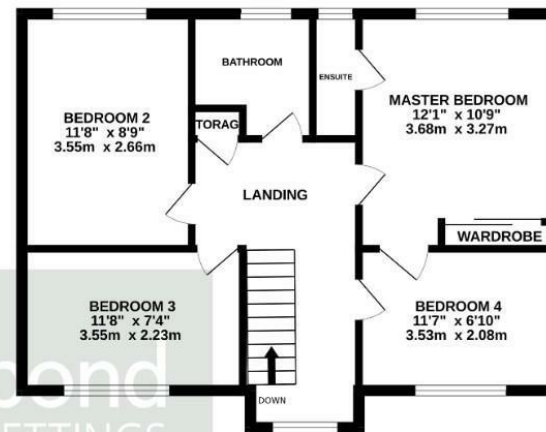




GROUND FLOOR



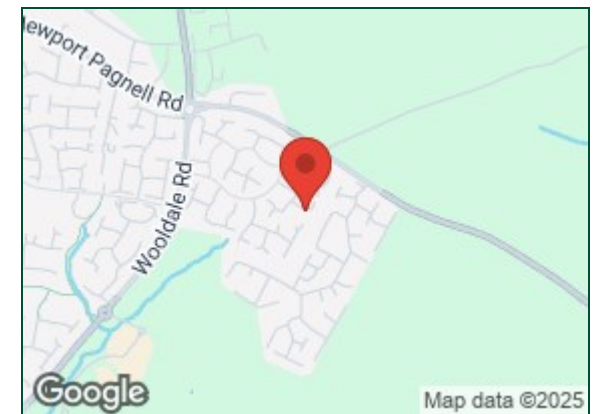
1ST FLOOR



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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