



Elm Grove

Wootton Fields, Northampton

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SALES & LETTINGS



Elm Grove

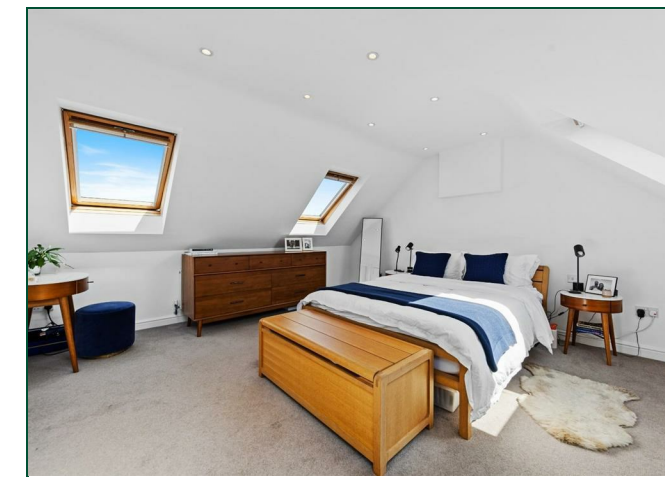
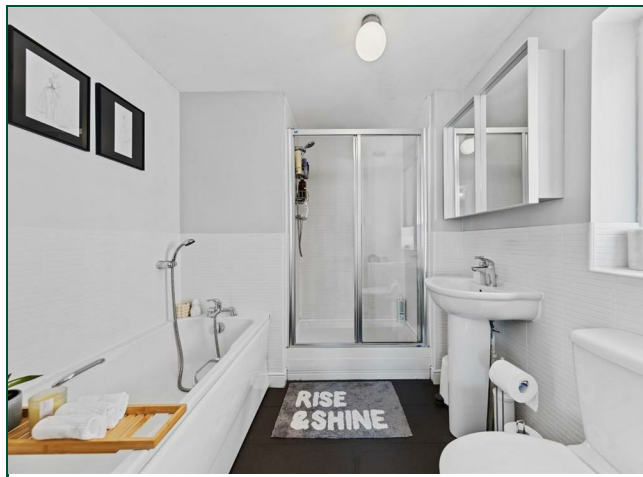
Wootton Fields
NN4 6FB

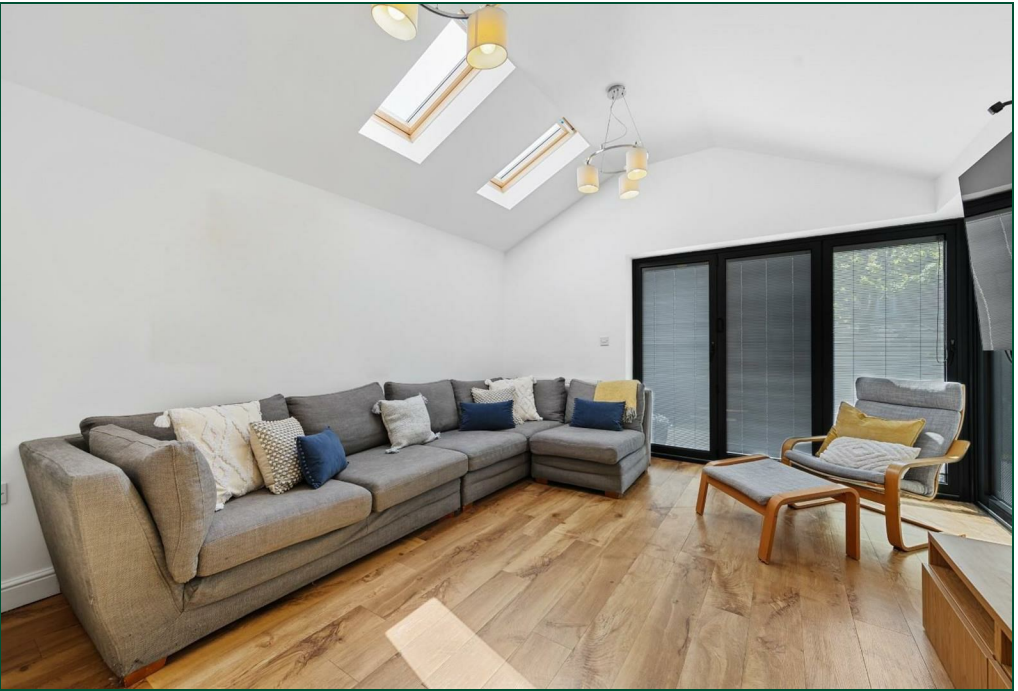
Guide Price
£625,000

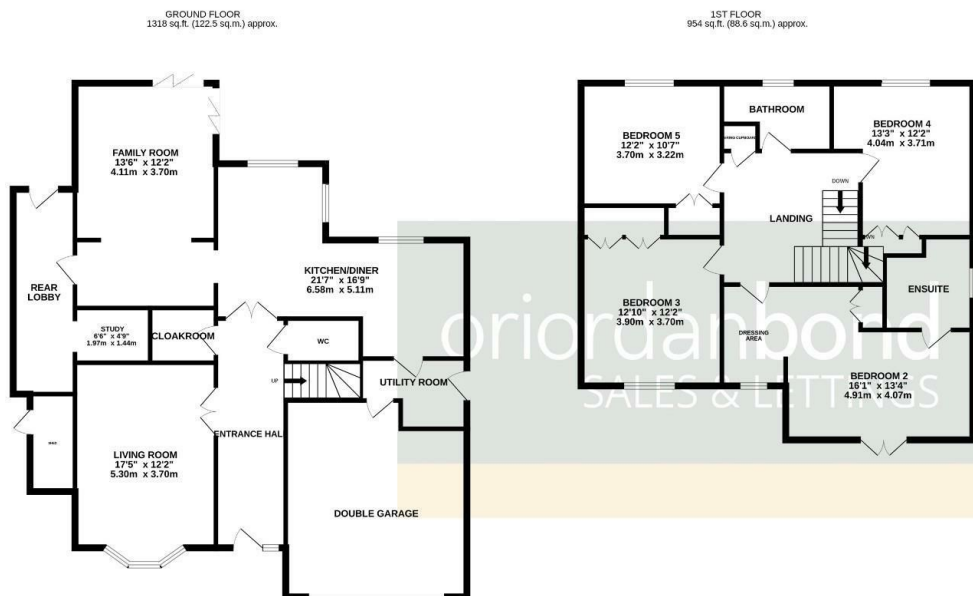
This immaculate five bedroom detached family home has been extended to the ground floor and offers a loft conversion providing a separate master bedroom suite to create approximately 2666 square feet of living accommodation. This home is ideally positioned within the sought after Wootton Fields, close to local schools shops and other amenities and close proximity to the M1 and A45.

Accommodation over three floors comprises entrance hall, cloakroom/WC, living room, study, spacious kitchen/dining room with utility connected and a family room with vaulted ceiling and bi-folding doors to the rear garden. To the first floor are four double bedrooms all with fitted wardrobes and a four-piece family bathroom with the guest bedroom benefitting from an en-suite shower room and dressing area. To the second floor is a master suite featuring a generous wardrobe, en-suite shower room and Velux windows. Outside, to the front of the property is a lawned garden and double width driveway for two cars leading to an integral double garage. The landscaped rear garden is mainly laid to lawn with a paved patio and composite decking, brick shed and mature hedge borders. Further benefits include uPVC double glazing and gas radiator heating. (A/2666/M)

- Immaculate extended five bedroom detached home
- Two en-suite bedrooms
- Three reception rooms
- Open plan kitchen/dining room
- Landscaped rear garden
- Driveway and double garage



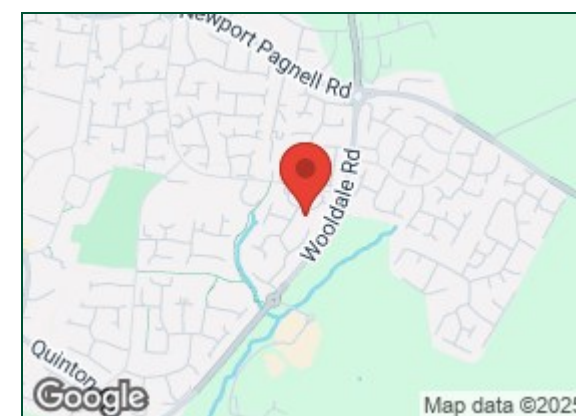




TOTAL FLOOR AREA : 2666 sq.ft. (247.7 sq.m.) approx.

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: 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.

O'Riordan Bond Grange Park Sales
 01604 432007

grangepark@oriordanbond.co.uk

