



# Whittles Cross

Wootton Fields, Northampton

oriordanbond  
SALES & LETTINGS



# Whittles Cross

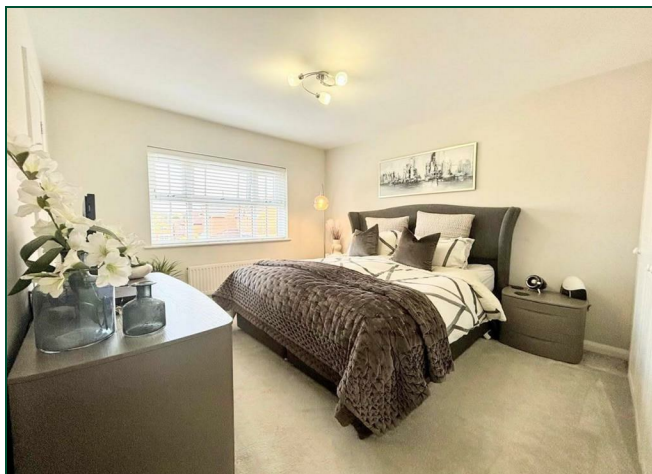
Wootton Fields  
NN4 6BG

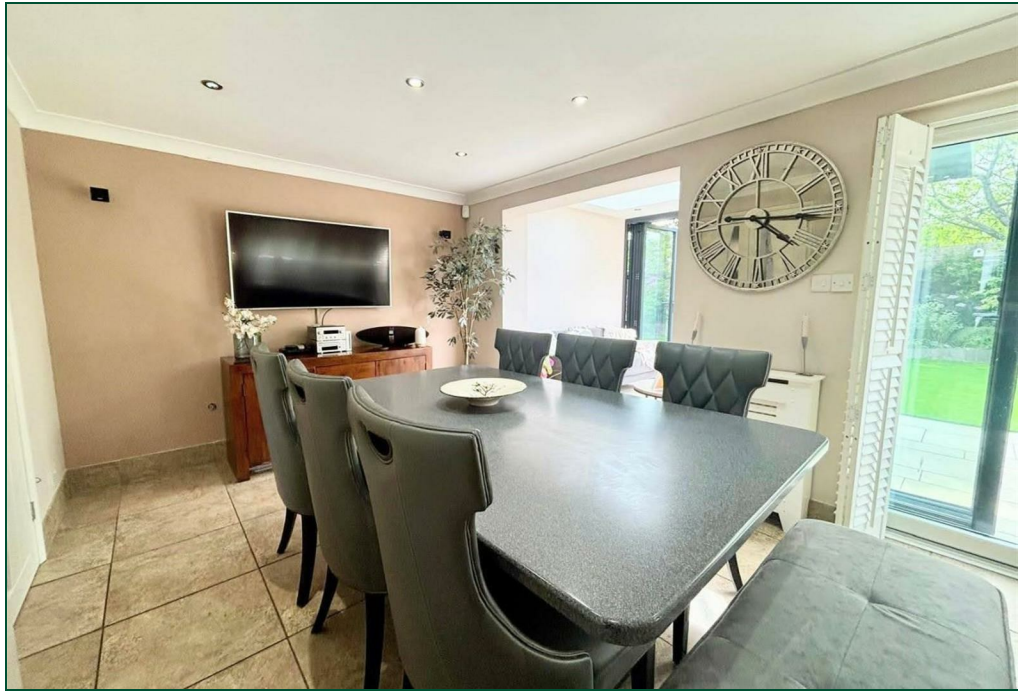
Price  
£475,000

This well presented four bedroom detached family home, located within popular Wootton Fields, has been improved and extended by the current owners. This property is within close proximity of both primary and secondary schools as well as amenities and good access to both the M1 and A45.

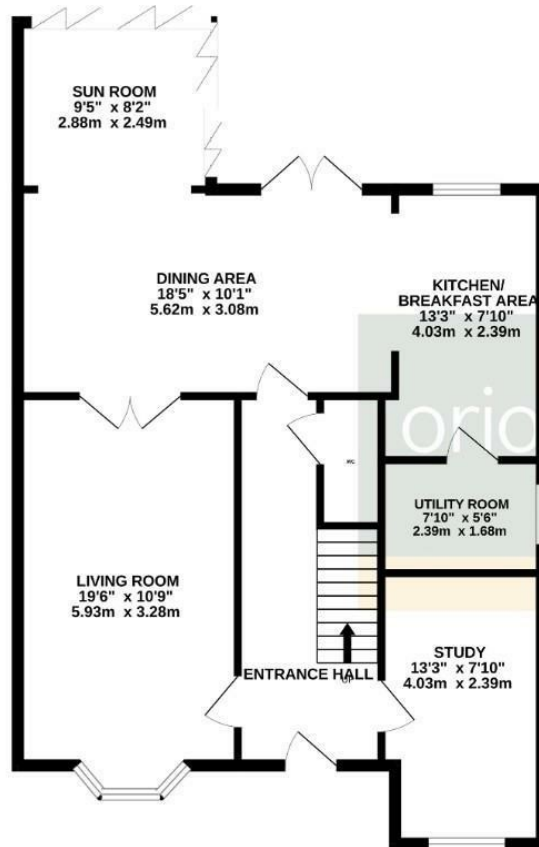
Accommodation comprises entrance hall, cloakroom/WC, study, sitting room with feature media wall, an open plan kitchen/dining room with utility room connected and a sun room benefitting from two sets of bi-folding doors and a roof lantern. To the first floor are four bedrooms and a family bathroom with the master bedroom benefitting from an en-suite shower room. Outside is a driveway providing off road parking for three cars side by side. The rear garden has been beautifully landscaped to create a private space to include a seating area, circular artificial lawn, mature shrubbery and paved patio areas. Further benefits include recently re-fitted windows and gas radiator heating. (B/1447/M)

- Four bedroom detached family home
- En-suite to master bedroom
- Separate reception rooms
- Sun room with bi-folding doors
- Landscaped rear garden
- Ample off road parking

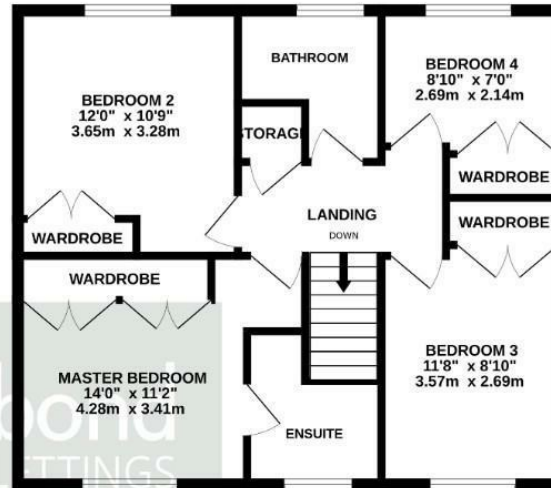




GROUND FLOOR



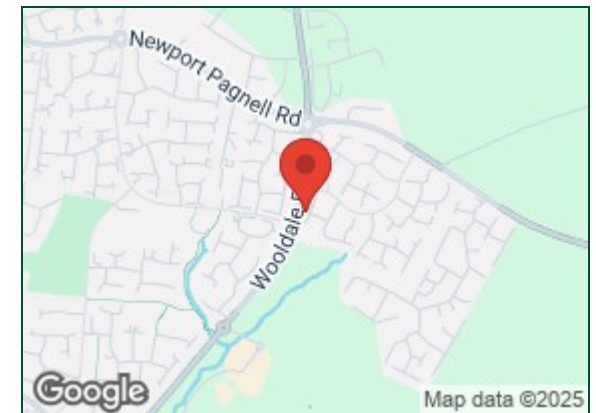
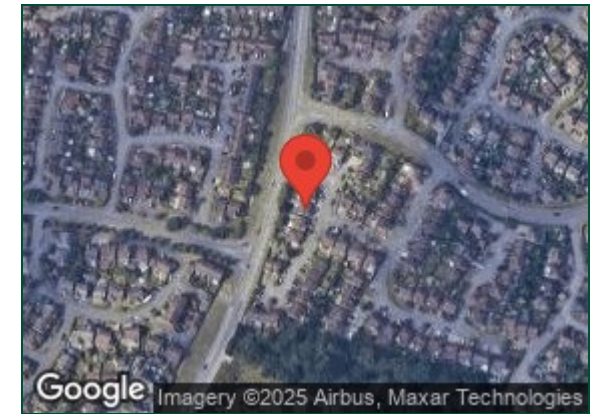
1ST FLOOR



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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: E
- 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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