



# Kirby Close

Wootton Fields, Northampton

oriordanbond  
SALES & LETTINGS



## Kirby Close

Wootton Fields  
NN4 6AB

Offers Over  
£475,000

An immaculate four bedroom detached family home ideally located within the sought after Wootton Fields. This home is within close proximity of both Primary and Secondary Schools as well as shops and other amenities and good road links to both the M1 and A45.

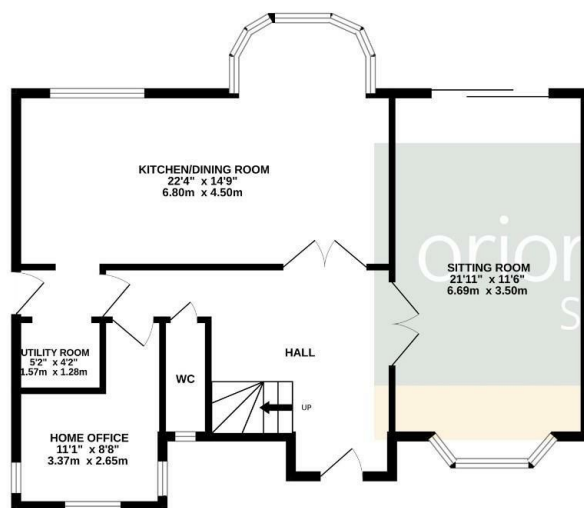
The accommodation comprises entrance hall, cloakroom/WC, home office, sitting room, an open plan kitchen/dining room with utility room off, four first floor double bedrooms and a family bathroom with the master bedroom benefitting from an en-suite shower room. Outside is a driveway to the front providing off road parking for three cars leading to a double garage. To the rear is an enclosed garden with lawn and patio areas. Further benefits include uPVC double glazing and gas radiator heating. (B/1480/M)

- Immaculate four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Open plan kitchen/dining room
- Enclosed rear garden
- Driveway and double garage

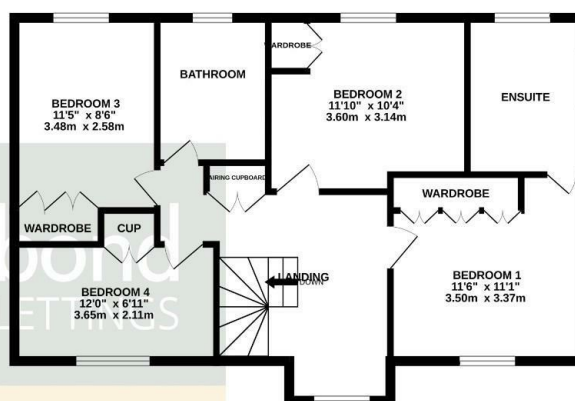




GROUND FLOOR

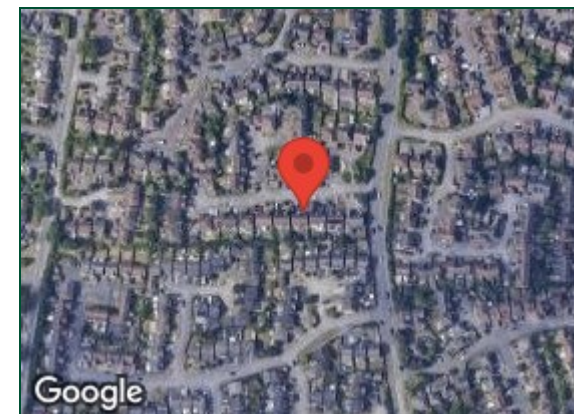


1ST FLOOR



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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.

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