





Wootton Fields NN4 6BA

Offers Over £315,000

This modern four bedroom detached family home is offered for sale with no onward chain in the popular location of Wootton Fields. The property provides good access to outstanding schools, nearby amenities and transport links as well as Wootton Valley Country Park.

The accommodation comprises entrance hall, sitting room, kitchen, dining room and cloakroom/WC. On the first floor are three bedrooms with en-suite to the master and a family bathroom. Outside are front and rear gardens, a driveway providing off road parking and an integral garage. Further benefits include gas radiator heating and uPVC double glazing. (B/991/M)

- · Three bedroom detached home
- · En-suite to master bedroom
- Two reception rooms
- Enclosed southerly facing rear garden
- · Driveway and integral garage
- No onward chain









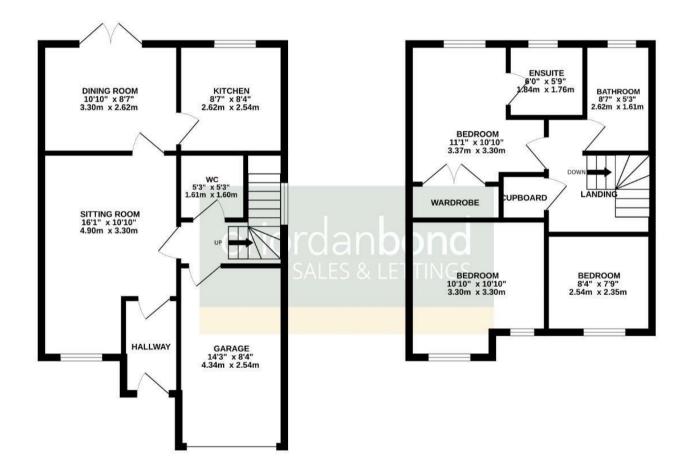






GROUND FLOOR 543 sq.ft. (50.5 sq.m.) approx.

#### 1ST FLOOR 448 sq.ft. (41.6 sq.m.) approx.



#### TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.

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## **Additional information**

- · Council Tax Band: D
- · Energy Efficiency Rating: D

## 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

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