



Silver Birch Road

Wootton, Northampton

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SALES & LETTINGS



Silver Birch Road

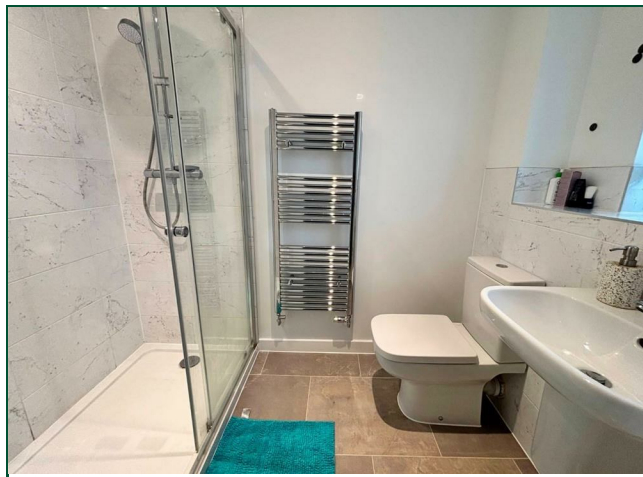
Wootton
NN4 6FZ

Price
£485,000

A well appointed four bedroom detached family home, offered for sale in the popular area of Wootton, benefitting from on onward chain and remaining NHBC warranty. The property provides good access to local schools as well as Wootton Valley Country Park.

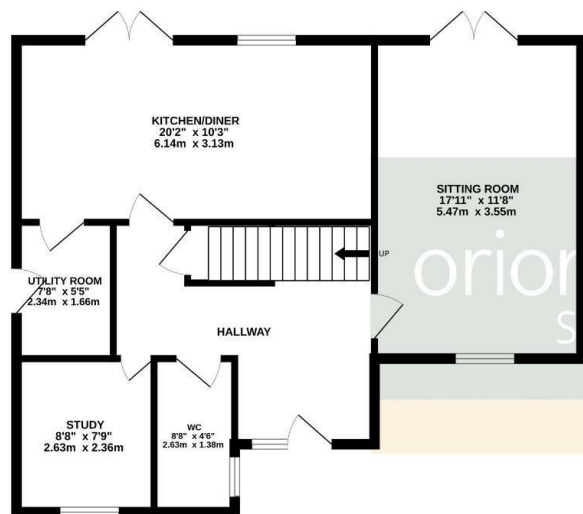
The accommodation comprises entrance hall, cloakroom/WC, home office, sitting room, kitchen/dining room and utility room. To the first floor are four well-proportioned bedrooms and a family bathroom with en-suite to the master bedroom. Outside is a front garden and driveway to side providing off road parking leading to a single garage. To the rear is a good size enclosed garden laid mainly to lawn with patio areas and gated side access. Further benefits include uPVC double glazing and gas radiator heating. (A/1356/M)

- Four bedroom detached home
- En-suite to master bedroom
- Kitchen/dining room with utility room
- Gas radiator heating
- Enclosed good size rear garden
- Driveway and garage

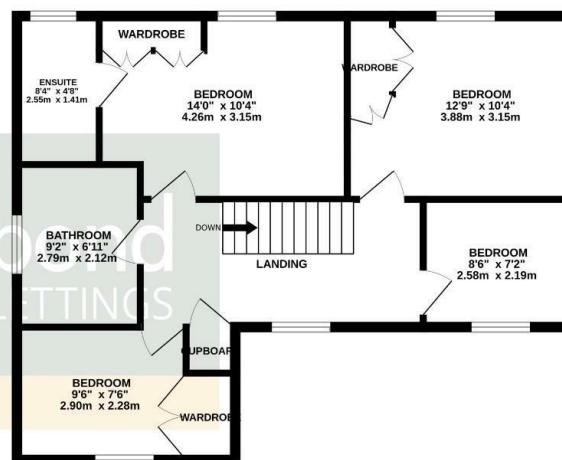




GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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: B

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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