

Battalion Drive

Wootton, Northampton

oriordanbond
SALES & LETTINGS



Battalion Drive

Wootton
NN4 6RX

Guide Price
£425,000

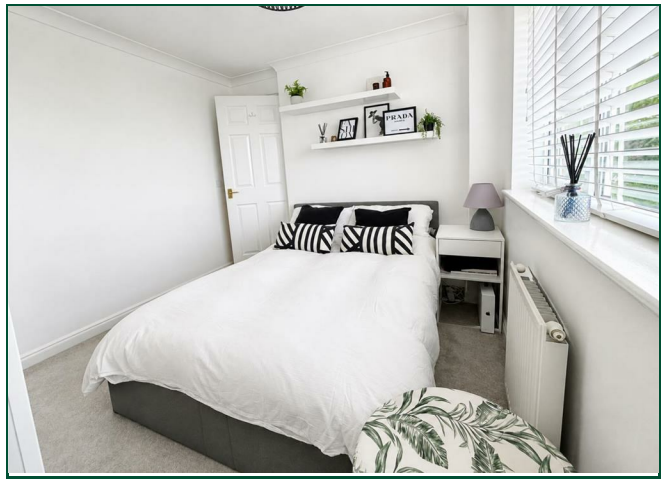
This immaculate four bedroom detached family home occupies an enviable position, on the edge of Simpson Manor, which benefits from outstanding schools and fantastic transport links.

The accommodation comprises entrance hall, sitting room open to dining room, fitted kitchen, utility room and cloakroom/WC. On the first floor are four bedrooms with en-suite shower room to the master and a family bathroom. Outside is a front garden with double width block paved driveway providing off road parking leading to an integral garage. To the rear is an good size enclosed garden laid mainly to lawn with large decked patio seating area. Further benefits include uPVC double glazing and gas radiator heating. (B/1154/M)

- Immaculate four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Gas radiator heating
- Enclosed rear garden
- Driveway and integral garage















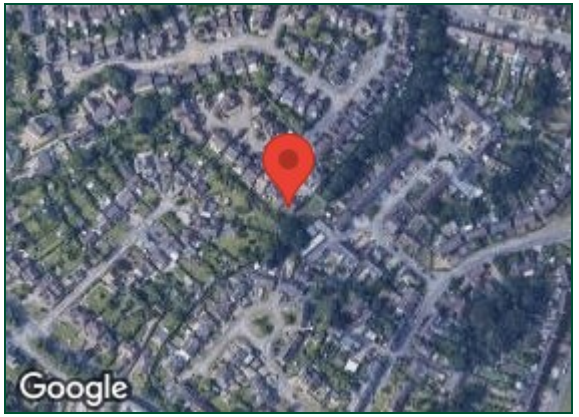
GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

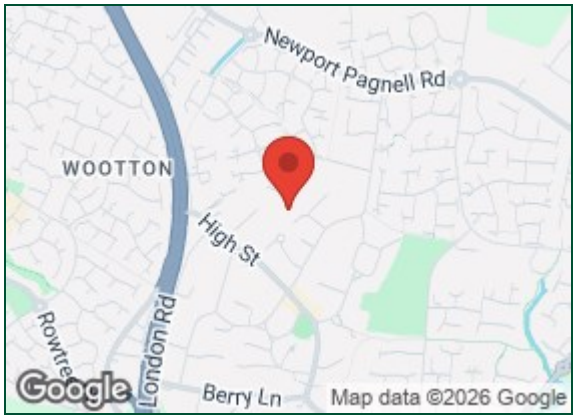
1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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: 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
grangepark@oriordanbond.co.uk

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