



# Grafton View

Wootton, Northampton

oriordanbond  
SALES & LETTINGS





## Grafton View

Wootton  
NN4 6HQ

Price  
£460,000

**Situated in a quiet cul-de-sac within the heart of sought after Wootton Village is this extended four/five bedroom semi-detached home offered with no onward chain. Providing almost 1,900 sq. ft. of versatile accommodation, the property features an impressive open plan kitchen/dining room, ideal for family living and entertaining.**

Accommodation comprises entrance hall, cloakroom/WC, living room with log burner, large open plan kitchen/dining/family room, utility room and access to a flexible fifth bedroom which can also be used for downstairs living or a study. To the first floor are four well proportioned bedrooms with built-in wardrobes to all rooms, a dressing room and en-suite to the master bedroom and a family bathroom. The property occupies a generous plot approaching one fifth of an acre with open plan lawn frontage including driveway providing ample off road parking and a large private garden to the rear laid mainly to lawn with patio area. Further benefits include uPVC double glazing, gas radiator heating installed three years ago and Karndean flooring to the ground floor. (A/1874/L)

- Four/five bedroom extended semi-detached family home
- En-suite and dressing room to master bedroom
- Large open plan kitchen/dining/family room
- Generous plot approaching one fifth of an acre
- Ample off road parking
- No onward chain

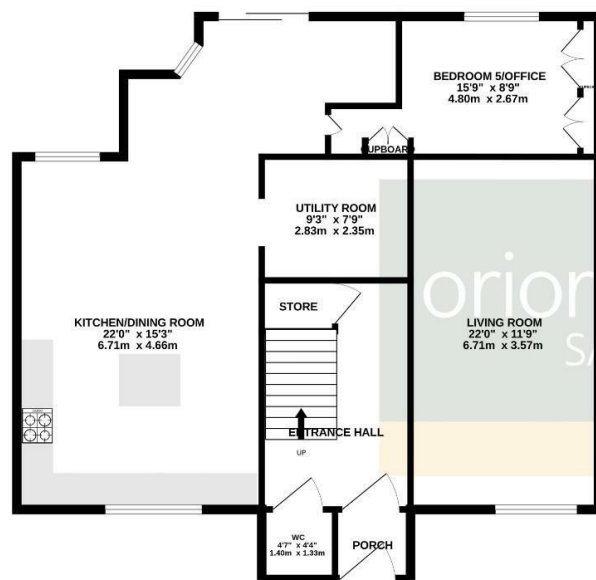




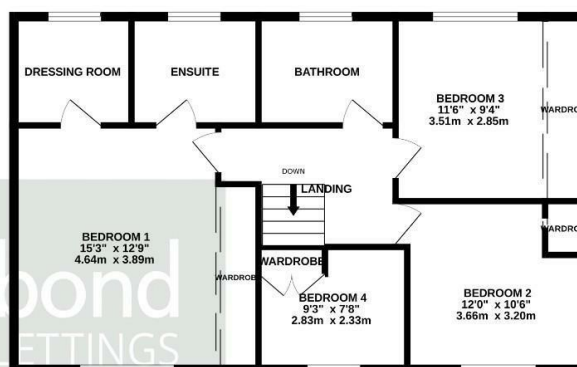




GROUND FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



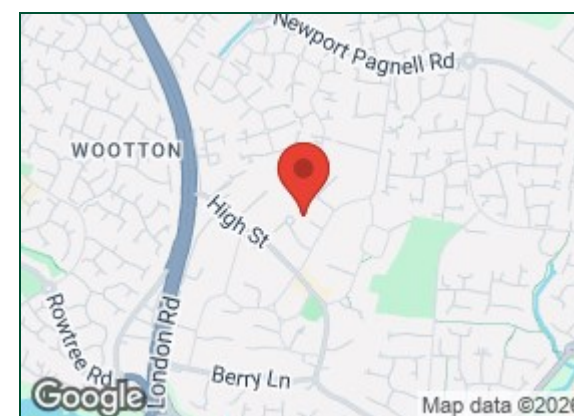
1ST FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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: C
- 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.

**O'Riordan Bond Grange Park Sales**  
01604 432007

grangepark@oriordanbond.co.uk

