

Chestnut Avenue

Wootton Village, Northampton

oriordanbond
SALES & LETTINGS



Chestnut Avenue

Wootton Village
NN4 6LA

Price
£475,000

Situated at the end of a quiet cul-de-sac in the ever popular Wootton village, this three bedroom detached home comes complete with a highly versatile, self-contained one bedroom ground floor annexe. Perfectly positioned close to Wootton Primary School, the A45, and Wootton Valley Country Park, the property combines convenience with family friendly living.

The main accommodation includes an entrance hall, shower room, study, sitting room with log burner and a stunning refitted kitchen/dining/family room with bi-fold doors opening to the private rear garden plus access to a utility room. The first floor has three bedrooms and a family bathroom. The standout feature is the ground floor annexe with its own entrance, an inner hallway with through access to the main house, open plan kitchen/living space, double bedroom with ensuite bathroom and dressing room, this space offers exceptional flexibility. While ideal as independent living for relatives or guests, it can equally serve as a spacious family room, play room or teen retreat - adapting seamlessly to changing family needs. Externally, the property enjoys a private rear garden, a front garden and a generous driveway providing off road parking for several vehicles. Further benefits include gas radiator heating and uPVC double and triple glazing. (A/2195/M)

- Three bedroom detached with one bedroom annexe
- Separate reception rooms
- Stunning open plan kitchen/dining/family room
- Shower room, family bathroom and annexe bathroom
- Enclosed rear garden
- Ample off road parking









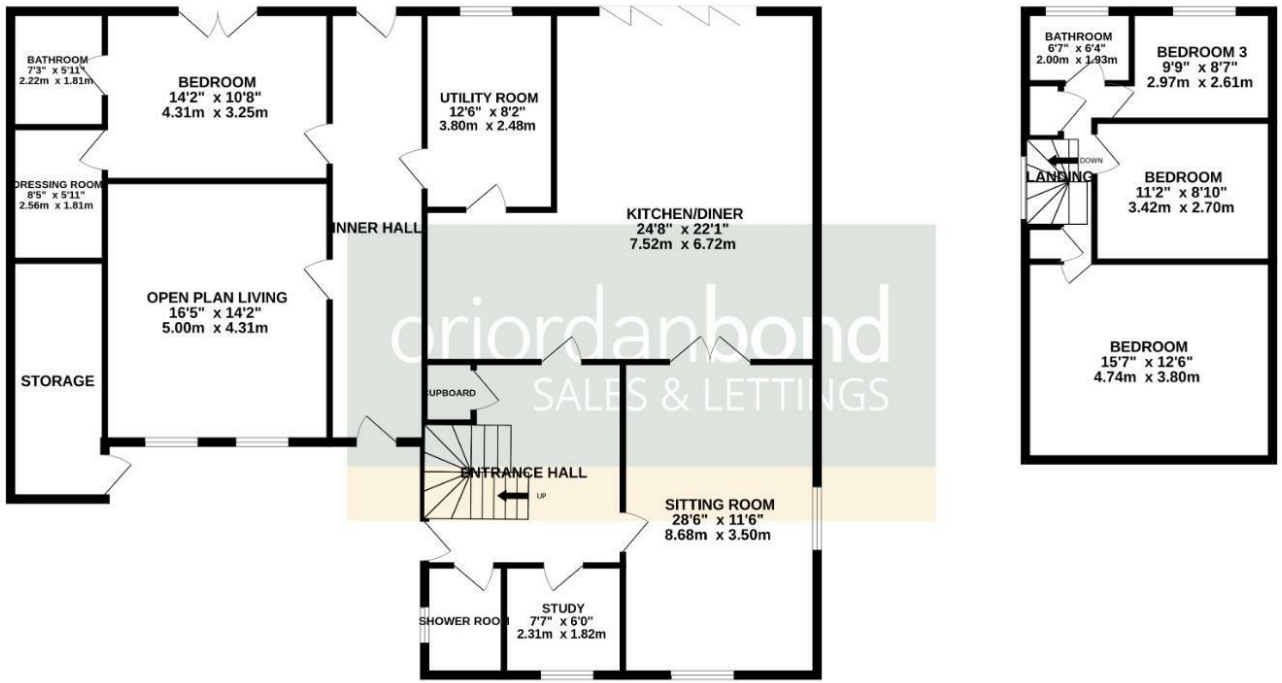






GROUND FLOOR
1756 sq.ft. (163.1 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 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: 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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