Gladiator Close

Wootton Fields, Northampton

oriordanbond
SALES & LETTINGS

Gladiator Close

Wootton Fields
NN4 6LS

Guide Price
£325,000

This well positioned three bedroom family home in Wootton Fields is offered for sale in immaculate condition throughout. The property is within the catchment area for outstanding schools and provides good access to Wootton Valley Country Park.

The accommodation comprises entrance hall, cloakroom/WC, spacious sitting room, fitted kitchen/dining room with utility room, three first floor bedrooms with en-suite to the master and a family bathroom. Outside are front and side lawned gardens with driveway providing off road parking leading to a single garage. To the rear is an enclosed landscaped garden with decked patio seating area with balustrade, lawn area and a patio and gravelled seating area. Further benefits include uPVC double glazing and gas radiator heating. (A/943/M)

- Well positioned three bedroom family homr
- En-suite to master bedroom
- Fitted kitchen/dining room
- Gas radiator heating
- Enclosed landscaped rear garden
- Driveway and garage

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.

TOTAL FLOOR AREA : 943 sq.ft. (87.6 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: 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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