



Battalion Drive

Wootton, Northampton

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SALES & LETTINGS



Battalion Drive

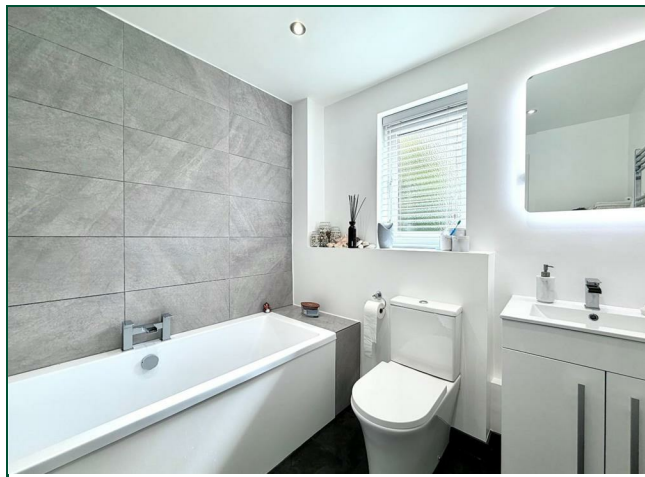
Wootton
NN4 6RX

Guide Price
£475,000

An immaculately presented and extended four bedroom detached home situated in the sought after residential location of Wootton which benefits from nearby outstanding schools and great local amenities.

The well proportioned accommodation comprises entrance hall, re-fitted cloakroom/WC, sitting room, extended and re-fitted kitchen/dining/family room, a converted garage providing a separate study/play room, a study area and utility room, first floor landing, four bedrooms and a re-fitted family bathroom with refitted ensuite to the master bedroom. Outside is a private south/easterly facing landscaped rear garden with lawn and patio areas and a double width block paved driveway to the front providing off road parking. Further benefits include gas radiator heating, uPVC double glazing, newly laid carpets and modern downlights across the property. (A/1446/M)

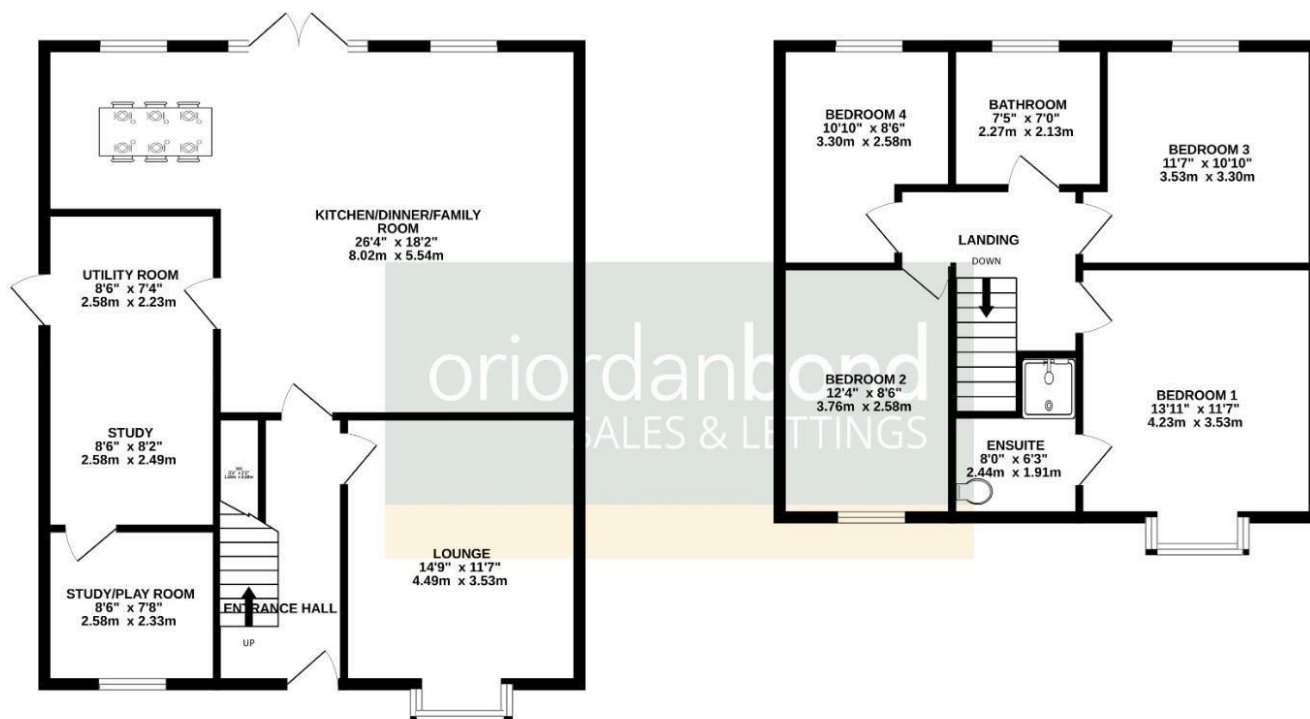
- Extended four bedroom detached home
- Re-fitted en-suite to master bedroom
- Re-fitted open plan kitchen/dining/family room
- Popular Location
- Private south/easterly facing landscaped rear garden
- Off road parking





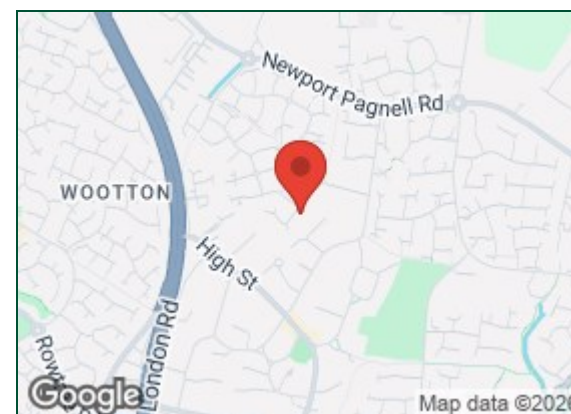
GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.4 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:

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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