Hocknell Close

Wootton Fields, Northampton

oriordanbond
SALES & LETTINGS

Hocknell Close

Wootton Fields
NN4 6AZ

Offers Over
£400,000

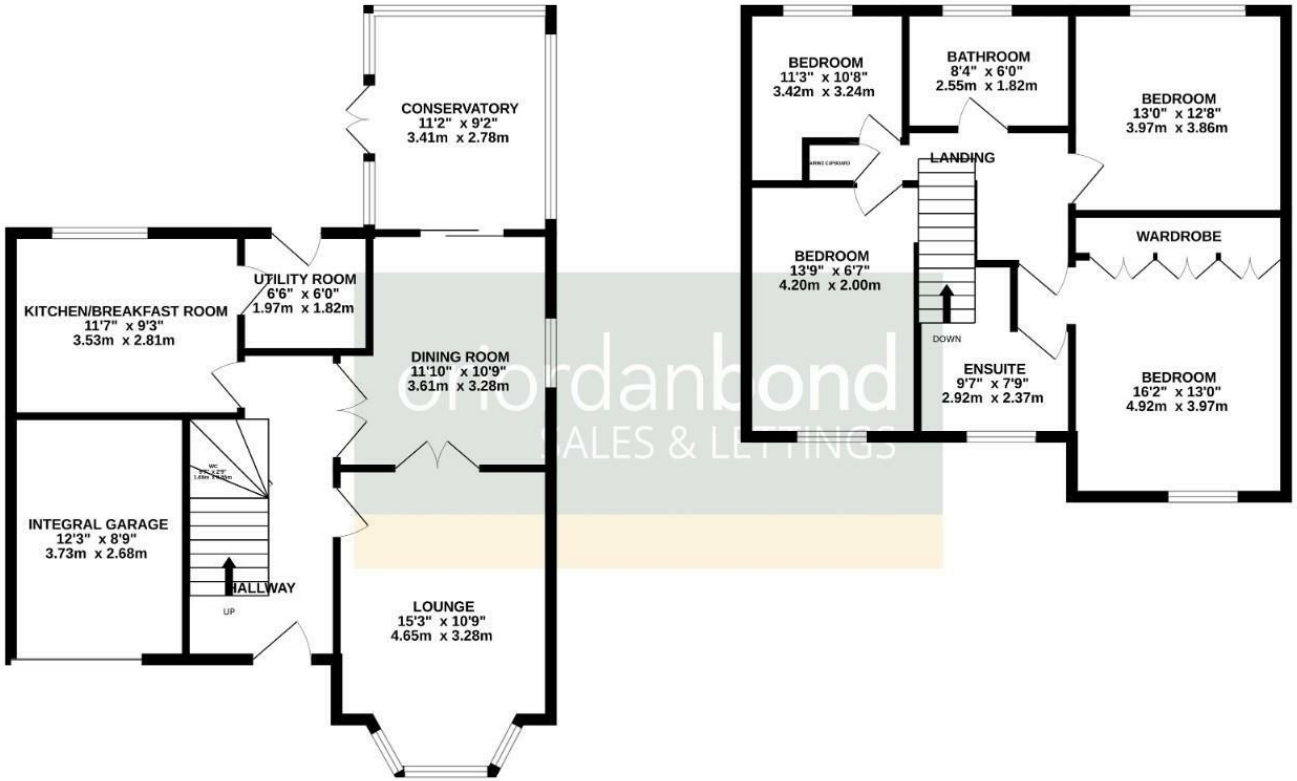
This well positioned four bedroom detached family home is offered for sale in the ever popular residential area of Wootton Fields. This property is ideally located close to local schools, shops and other amenities and close proximity to the M1 and A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, conservatory, kitchen and utility room on the ground floor. To the first floor are four bedrooms and a family bathroom with en-suite to the master bedroom. Outside is an enclosed rear garden laid mainly to lawn with patio area and a driveway to the front providing ample off road parking. Further benefits include uPVC double glazing and gas radiator heating. (B/1348/M)

- Four bedroom detached family home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Gas radiator heating
- Enclosed rear garden
- Ample off road parking

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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: E
- 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.

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