



# Brooks Close

Wootton Fields, Northampton

oriordanbond  
SALES & LETTINGS





## Brooks Close

Wootton Fields  
NN4 6FH

Guide Price  
£425,000

This well positioned four bedroom detached family home is offered for sale in the popular area of Wootton Fields siding onto open greenland. The property benefits from nearby outstanding schools including Caroline Chisholm and good road links.

The accommodation comprises entrance hall, cloakroom/WC, study, sitting room, dining room, kitchen and utility room. On the first floor are four well proportioned bedrooms and a family bathroom with en-suite shower room to the master bedroom. Outside is a lawned front garden with off road parking and garage. To the rear is a larger than average enclosed garden laid mainly to lawn with patio area. Further benefits include uPVC double glazing and gas radiator heating. (B/1396/M)

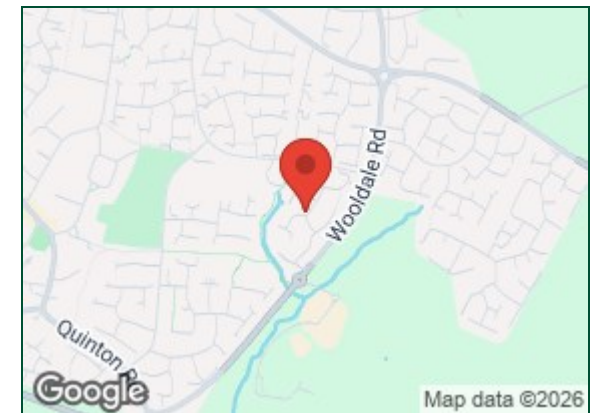
- Four bedroom detached family home
- En-suite to master bedroom
- Two reception rooms
- Gas radiator heating
- Larger than average rear garden
- Off road parking and garage











### 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.

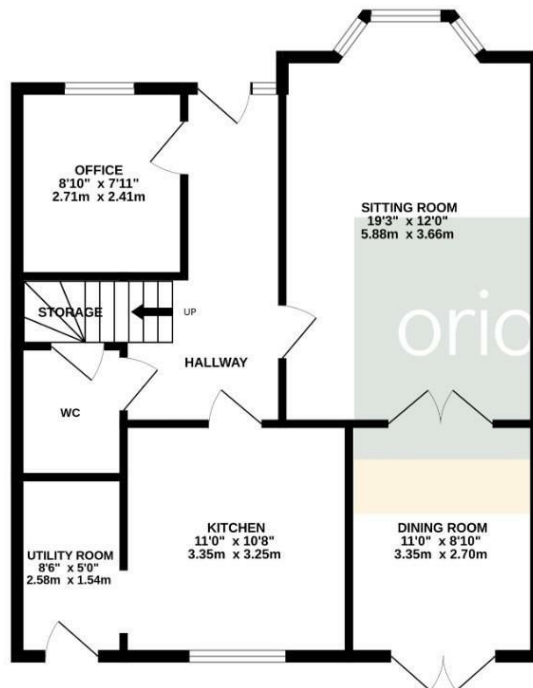
**O'Riordan Bond Grange Park Sales**

**01604 432007**

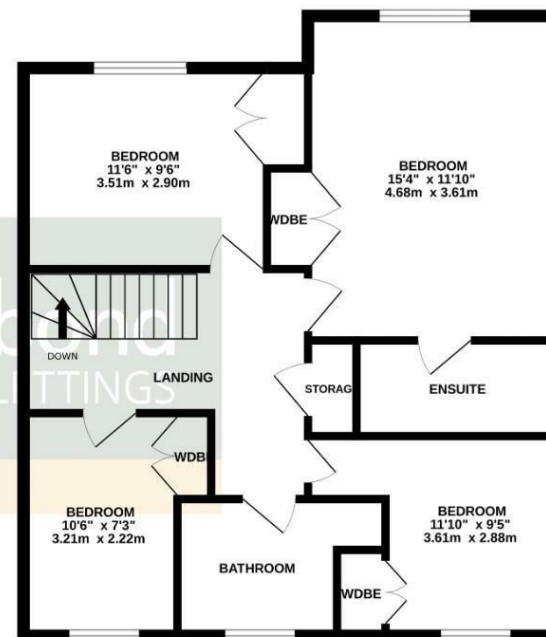
[grangepark@oriordanbond.co.uk](mailto:grangepark@oriordanbond.co.uk)



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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