

Berry Lane

Wootton Village, Northampton

oriordanbond
SALES & LETTINGS



Berry Lane

Wootton Village
NN4 6JX

Price
£375,000

O'Riordan Bond is delighted to offer for sale this rarely available three/four bedroom detached family home located in sought after Wootton Village. Situated on a larger than average plot, the property offers spacious accommodation throughout and is offered with no onward chain.

The well proportioned accommodation comprises entrance porch, entrance hall, bay fronted sitting room, dining room, kitchen, family room/bedroom four, bathroom, first floor landing, three double bedrooms and a further family bathroom. The property is set back from the road with a secluded front garden and long driveway providing ample off road parking with access through to a garage. The substantial rear garden is private and not overlooked and is laid mainly to lawn with patio area and various tree and shrub borders with courtesy door to the garage. Further benefits include uPVC double glazing and gas radiator heating. (C/1441/L)

- Rarely available three/four bedroom detached family home
- Separate reception rooms
- Two bathrooms
- Larger than average plot with substantial rear garden
- Ample off road parking and garage
- No onward chain





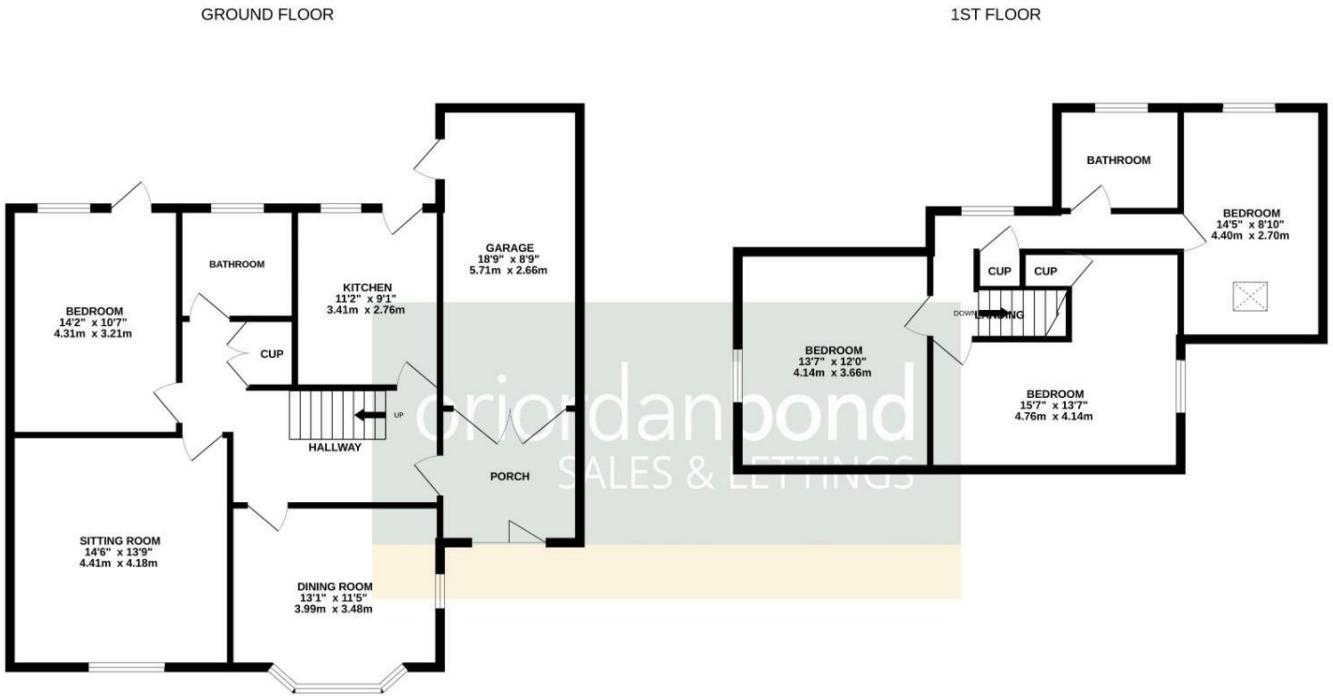










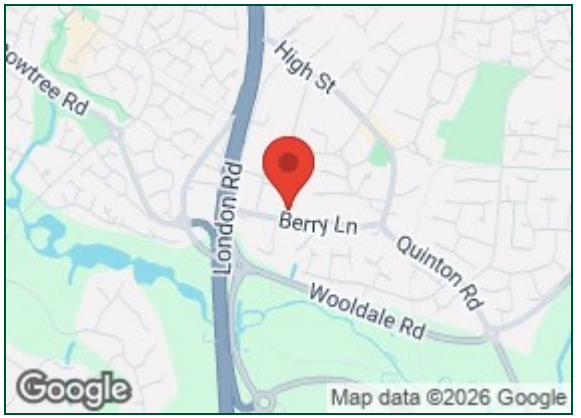


SQ. FTG DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 1441sq.ft. (133.9 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: C
- Energy Efficiency Rating: E

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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