



**Orchard Close**  
Wootton Village, Northampton

**oriordanbond**  
SALES & LETTINGS

# Orchard Close

Wootton Village  
NN4 6HF

Price  
£475,000

This wonderfully extended five bedroom family home is offered for sale in a quiet cul-de-sac within the popular location of Wootton Village. This stunning property offers over 2000 sq. ft. of accommodation and is within close proximity of shops, schools and other amenities as well as having easy access to the M1 and A45.

The beautifully presented accommodation over three floors comprises entrance porch, entrance hall, cloakroom/WC, sitting room, stunning open plan re-fitted kitchen/dining/family room with roof lantern providing natural light and bi-folding doors onto the landscaped garden and access to a utility room. On the first floor are three bedrooms and a re-fitted family bathroom. On the second floor are two further bedrooms with re-fitted en-suite shower room to the master. Outside is an extensive landscaped rear garden laid mainly to lawn with feature decked patio entertaining bar area. To the front is off road parking. Further benefits include uPVC double glazing and gas radiator heating. (A/2045/M)

- Stunning extended five bedroom family home
- Re-fitted en-suite to master bedroom
- Open plan re-fitted kitchen/dining/family room
- Gas radiator heating
- Landscaped rear garden with entertaining bar area
- Off road parking

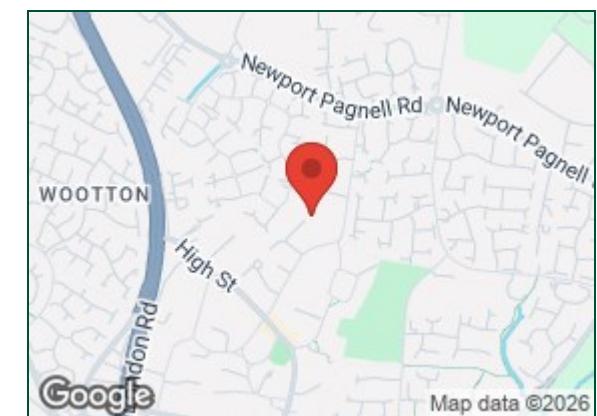






Approximate Gross Internal Area = 207.89 sq m / 2237.70 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



#### Additional information

- Council Tax Band: B
- 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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