



**Silver Birch Road**  
Wootton, Northamptons

**oriordanbond**  
SALES & LETTINGS

# Silver Birch Road

Wootton  
NN4 6FZ

Price  
£440,000

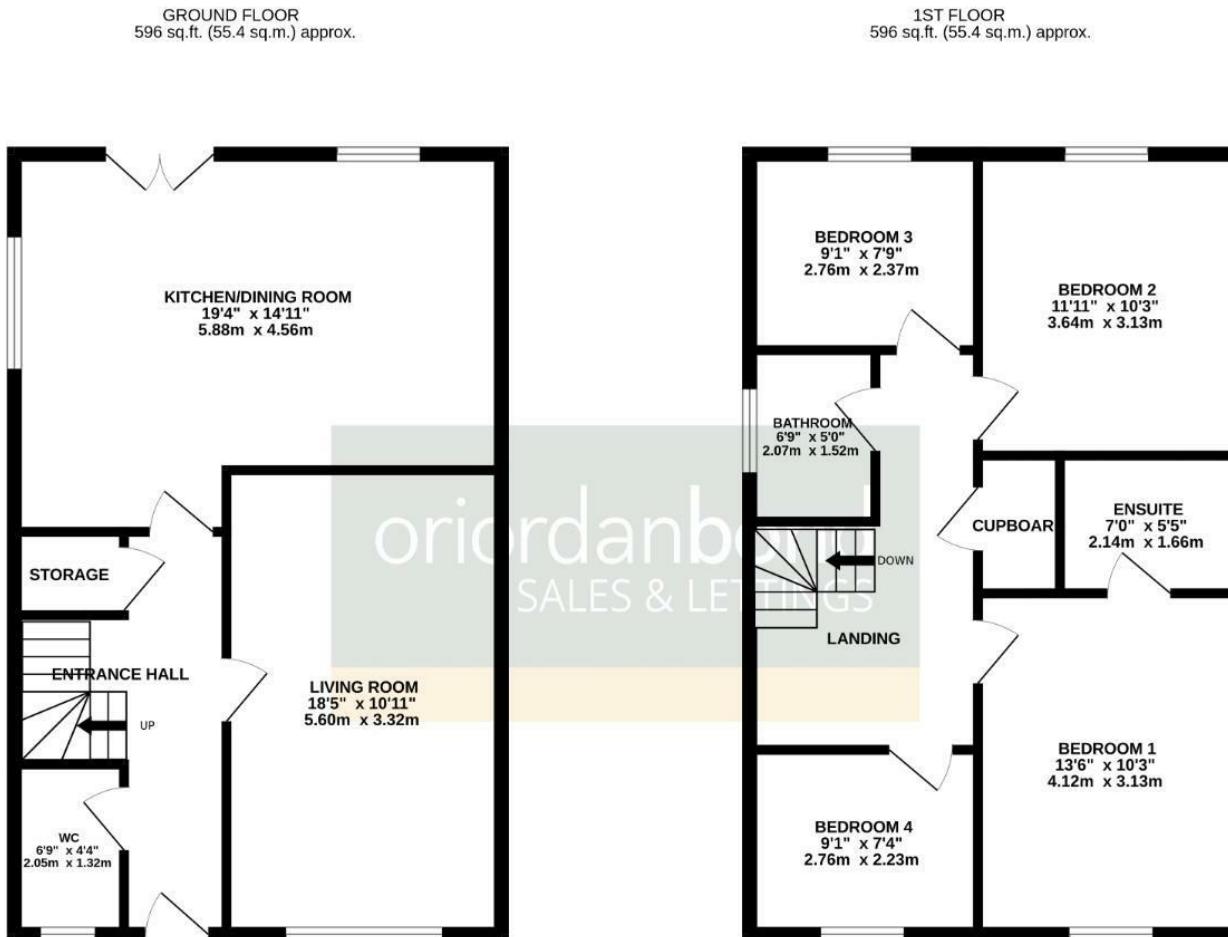
This well presented four bedroom detached family home is offered for sale in a popular residential area with no onward chain. The property provides good access to local schools as well as Wootton Valley Country Park.

The accommodation comprises entrance hall, cloakroom/WC, sitting room and kitchen/dining room. On the first floor are four well proportioned bedrooms and a family bathroom with en-suite to the master bedroom. Outside are front and rear gardens and driveway providing off road parking leading to a single garage. Further benefits include gas radiator heating and uPVC double glazing. (B/1193/M)

- Four bedroom detached home
- En-suite to master bedroom
- Fitted kitchen/dining room
- Gas radiator heating.
- Enclosed rear garden
- Driveway and garage







TOTAL FLOOR AREA: 1193 sq.ft. (110.8 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: B

#### 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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