



# Villa Way

Wootton Fields, Northampton

oriordanbond  
SALES & LETTINGS



## Villa Way

Wootton Fields  
NN4 6JH

Guide Price  
£550,000

**An immaculate four bedroom detached family home offered for sale in the heart of sought after Wootton Fields. This home is within close proximity of both Primary and Secondary Schools as well as shops and other amenities and also provides good road links to both the M1 and A45.**

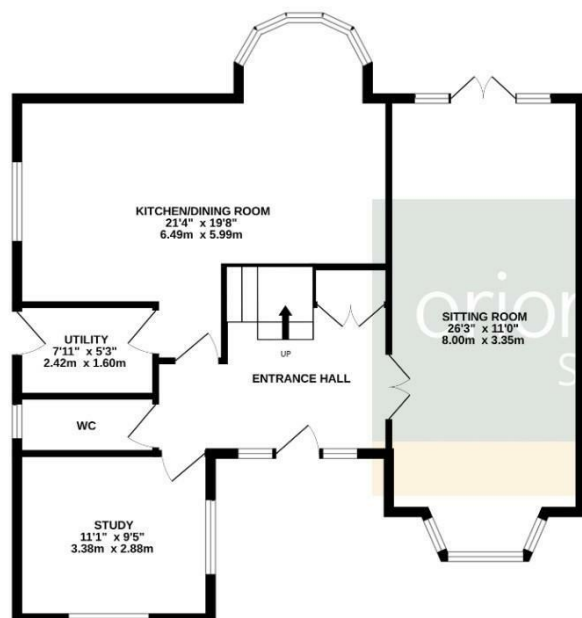
The well proportioned accommodation comprises entrance hall, dual aspect sitting room, study, re-fitted kitchen/dining room, utility room and cloakroom/WC. To the second floor are four double bedrooms and a four-piece family bathroom with dressing room and en-suite shower room to the master bedroom. Outside is an enclosed rear garden with lawn and patio areas and a driveway to the front providing ample off road parking leading to a detached double garage with twin electric doors. Further benefits include uPVC double glazing and gas radiator heating. (A/1535/M)

- Immaculate four bedroom detached home
- Dressing room and en-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen/dining room
- Enclosed rear garden
- Ample off road parking and double garage

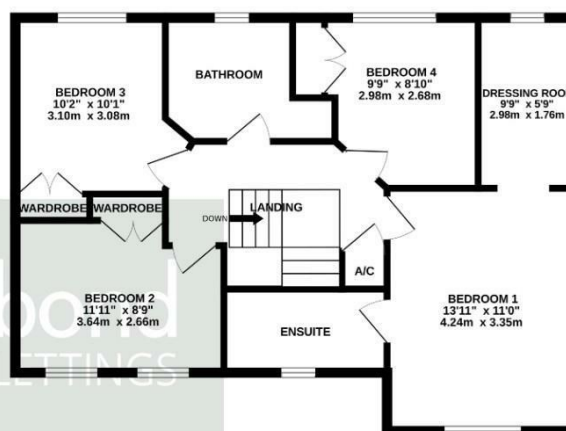




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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: F
- 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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