



3 Villa Way, Wootton, Northampton, NN4 6JH

MERRYS are delighted to offer for sale this IMMACULATE David Wilson built executive detached property situated within this most sought after location being located close to excellent schools, many local amenities and the motorway network. The spacious accommodation is ideal for a growing family having four double bedrooms all of which have built in wardrobes. The accommodation comprises in full entrance hall, cloakroom/WC, lounge, dining room, kitchen/family room, utility, four bedrooms, en-suite shower room and family bathroom. Externally the property enjoys a private position a double integral garage and a well tended rear garden. The property also offers a fully fitted kitchen with integrated appliances to include, double oven, hob, dishwasher, fridge and freezer, re-fitted en-suite shower room and family bathroom, uPVC double glazing and gas radiator central heating. This is a must see property and an early viewing is highly recommended.

£495,000

ACCOMMODATION

Ground Floor

Entrance Hall

Entrance through double glazed entrance door, single radiator, stairs to the first floor, coved ceiling, thermostat, wooden laminate flooring.

Cloakroom/WC

Close coupled WC, wash hand basin, single radiator, extractor.



Lounge

17' 0" x 12' 0" (5.18m x 3.66m) Double glazed window to the front, marble style fireplace with inset real flame gas fire, single and double radiators, coved ceiling, TV point, French doors leading to dining room.

Dining Room

10' 9" x 10' 2" (3.28m x 3.10m) Double glazed French doors to the rear, single radiator, coved ceiling.



Kitchen/Family Room

22' 2" x 11' 2" (6.76m x 3.40m) Fitted kitchen comprising stainless steel one and a half bowl sink unit with cupboards under, further range of base and wall mounted units and worktop surfaces, integrated gas hob, extractor hood, double oven, dishwasher, fridge and freezer, double glazed window to the rear, ceramic tiled floor, spot lights, double radiator.

Family Room

13' 10" x 8' 10" Double French doors to the rear, double glazed windows to the rear, ceramic tiled floor, double and single radiators.



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Utility Room

9' 3" x 5' 4" (2.82m x 1.63m) Single drainer sink unit, plumbing for washing machine, space for tumble dryer, gas boiler, double glazed door to the side, door to garage, under stairs cupboard.

Landing

Spacious landing, access to loft with loft ladder, airing cupboard.

Bedroom 1

15' 0" x 14' 4" (4.57m x 4.37m) Double glazed window to the front, three built in double wardrobes, two single radiators, tv point

En-Suite Shower Room

Re-fitted suite comprising corner tiled shower with mains fed shower unit with Rain shower head, close coupled WC, wash hand basin, under floor heating, towel radiator, spot lights.



Bedroom 2

13' 10" x 12' 0" (4.22m x 3.66m) Double glazed window to the front, single radiator, built in wardrobes.

Bedroom 3

12' 0" x 11' 7" (3.66m x 3.53m) Double glazed window to the rear, single radiator, built in wardrobes.

Bedroom 4

12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to the rear, single radiator, built in wardrobes, phone point.



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Bathroom

Re-fitted suite comprising shower bath with mains fed shower unit, close coupled WC, wash hand basin, double glazed window to the rear, spot lights towel radiator.

Front Garden

Mainly laid to lawn, flower beds, gated access to the rear, driveway to double garage.

Double Garage

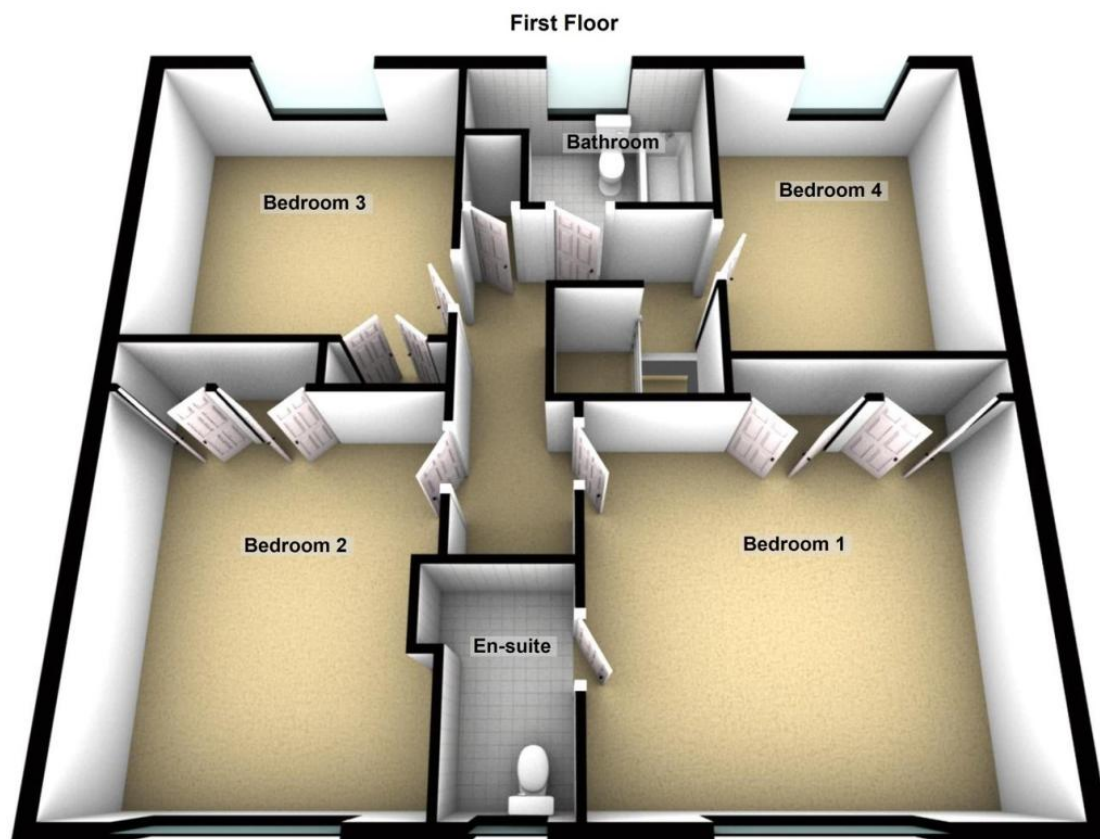
Up and over door power and light connected.



Rear Garden

A well tended rear garden, paved patio, lawn, well stocked flower and shrub borders, external tap.





Please note that Merrys have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts. **IMPORTANT WARNING:** Merrys for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Merrys has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them. Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



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