



35 FARMERS CLOSE
WOOTTON | NORTHAMPTON
£325,000 FREEHOLD



- sales
- lettings
- town & country

35 Farmers Close | Wootton | Northampton | NN4 6HS

New to market Merrys are delighted to offer for sale this well presented and spacious three bedroom family home in the popular location of Wootton Fields accessing the good local schools and amenities. The property benefits from a garage conversion which now offers separate dining space and a good size utility room with the added benefit of a conservatory with bi-fold doors from the refitted kitchen. There is also a lounge and cloakroom WC on the ground floor. Upstairs there is three bedrooms, with en-suite bathroom to bedroom one and a family bathroom. Situated on a generous plot the property has good parking and front garden whilst complimented by a beautifully landscaped back garden which has a private feel and is also of a good size.

Three bedroom family home | Refitted kitchen with appliances | Conservatory |

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En-suite to master bedroom | Downstairs Cloakroom | Off road parking and generous rear garden | Well presented |

Cul-de-sac location



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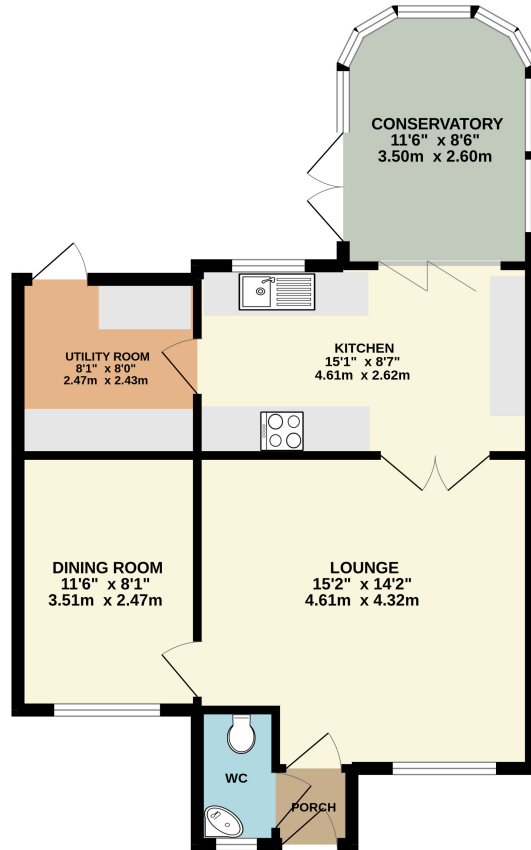
Wootton Hope Drive, Northampton, NN4 6DY
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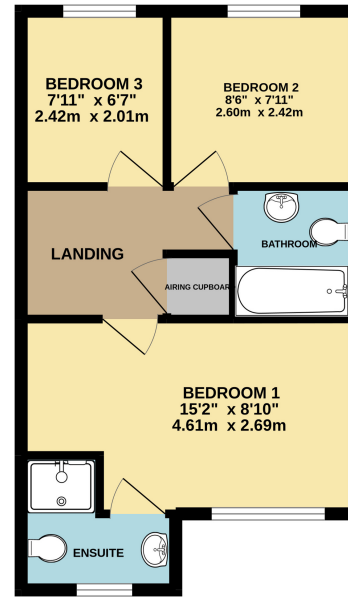
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.

TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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