



4 VILLA WAY
WOOTTON | NORTHAMPTON
£375,000 FREEHOLD



-  sales
-  lettings
-  town & country

4 Villa Way | Wootton | Northampton | NN4 6JJ

Merrys are delighted to offer for sale this well presented and much improved versatile town house that offers accommodation over three floors with flexible living space. There are two bedrooms on the ground floor, which can be used for home office, gym or reception room in addition to a utility room and cloakroom WC , an open plan kitchen/diner and lounge that leads out to a balcony on the first floor and three further bedrooms, en-suite bathroom and family bathroom on the top floor. The internal accommodation is complimented with a low maintenance rear garden and patio area that lends itself to outdoor entertaining as it leads to the part converted garage which provides an outside home office and garden room. There is off road parking and storage space to the front of the garage.

With a location opposite the recreation ground of Wootton Fields and within a short walk of the good local schools and amenities, this family home is ideally placed.

Three storey town house/ Versatile layout | Four/five bedrooms | Superbly presented |
Garden space with outdoor garden office | Off road parking | Refitted kitchen | Balcony |

Great location close to good schools and amenities



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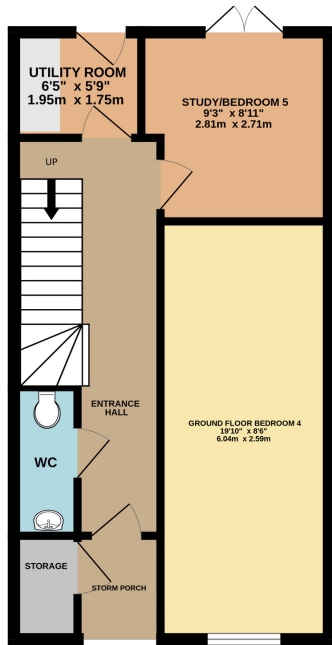
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK



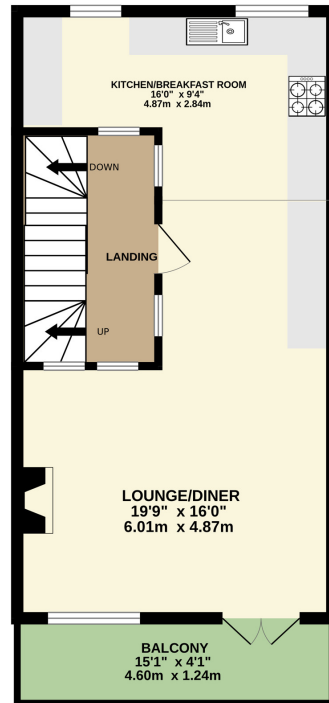




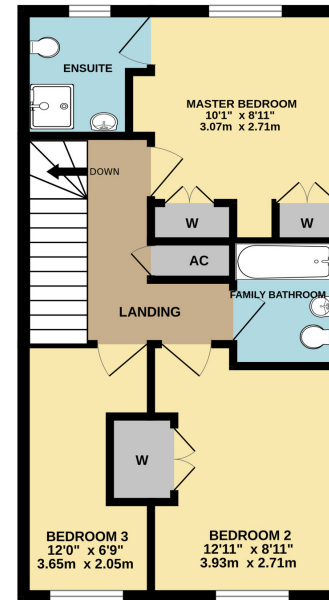
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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