



4 VILLA WAY

WOOTTON | NORTHAMPTON

OFFERS IN EXCESS OF £360,000 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. Viewing highly recommended. EPC rating D. Council tax band D.

Three storey town house/ Versatile layout | Four/five bedrooms | Garden space with outdoor garden office |

Off road parking | Refitted kitchen | Great location close to good schools and amenities



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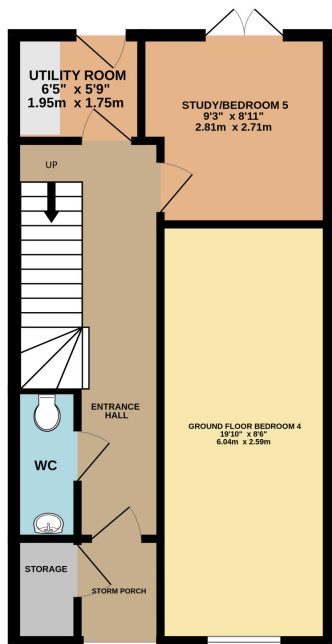
Wootton Hope Drive, Northampton, NN4 6DY
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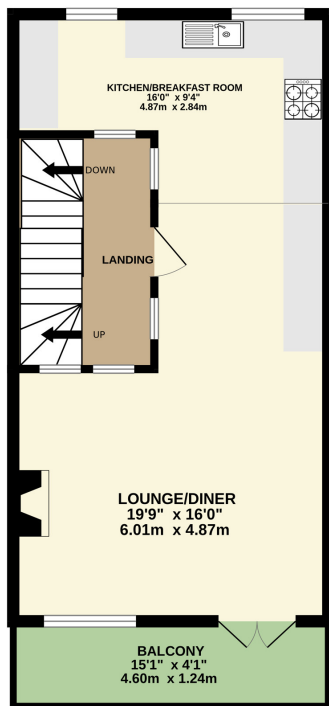




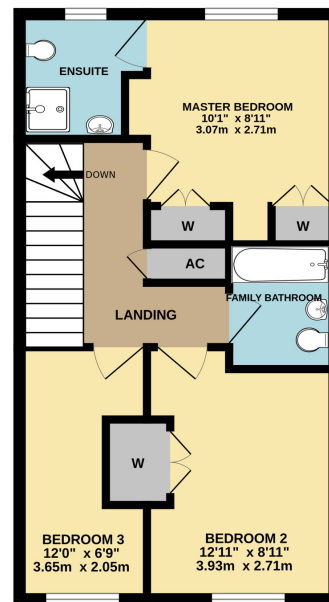
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



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

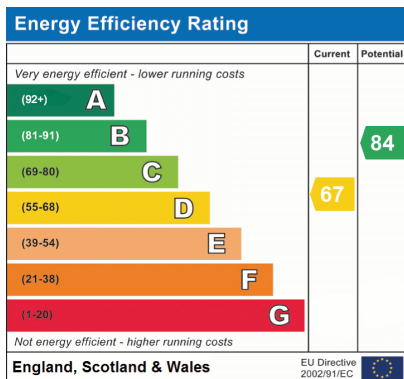


2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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