



4 GRAFTON VIEW
WOOTTON | NORTHAMPTON
£450,000 FREEHOLD



- sales
- lettings
- town & country

4 Grafton View | Wootton | Northampton | NN4 6HQ

Situated within the heart of this popular location is the extended semi detached property which is being offered for sale with NO CHAIN. The extended accommodation is almost 1800 sq ft and boasts a most impressive kitchen/dining room. The accommodation fully comprises entrance hall, cloakroom/WC, lounge, kitchen/dining room, utility room and family room. On the first floor are four bedrooms with the main bedroom offering built in wardrobes, dressing room and en-suite shower room. Three additional bedrooms and main bathroom. Externally the property occupies a plot approaching fifth of an acre. A generous frontage with off road parking for several vehicles. The large rear garden is fully established with a large lawn. The property is situated close to many amenities including the village Doctors, butchers, public house and a convenience store. The property also offers easy access to the motorway. An early viewing is highly recommended. Council tax band C. EPC rating C.

An extended four bedroom semi detached property | No chain | Almost 1800 sq ft |

Large established plot



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Wootton Hope Drive, Northampton, NN4 6DY
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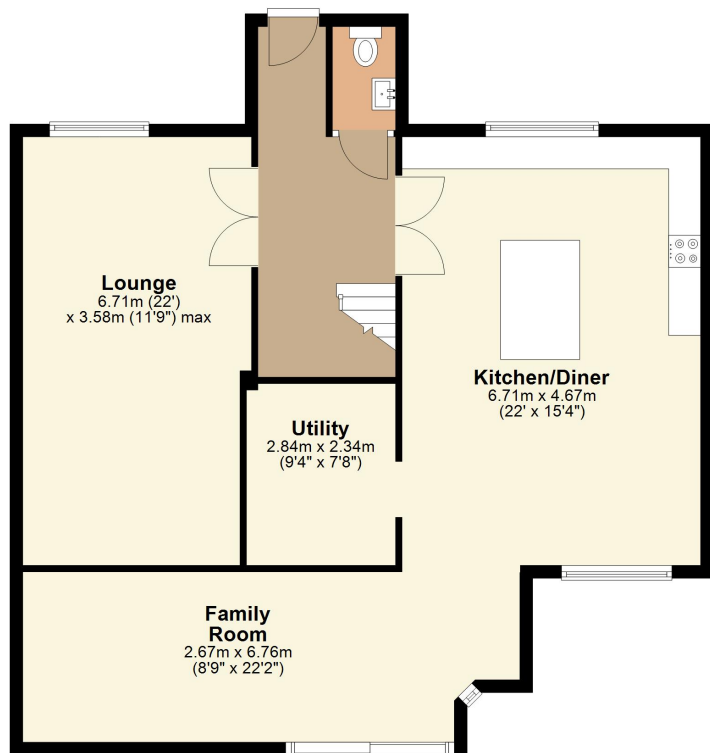






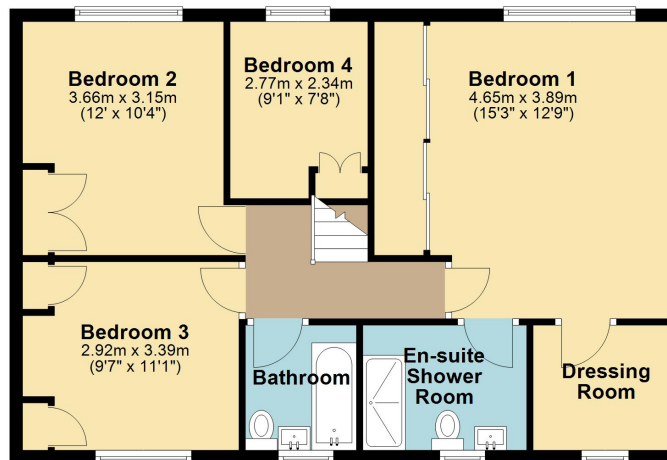
Ground Floor

Approx. 95.4 sq. metres (1027.3 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.6 sq. feet)



Total area: approx. 164.2 sq. metres (1766.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items and no responsibility is accepted 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 to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(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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