



3 BREEZEHILL
WOOTTON | NORTHAMPTON
£425,000 FREEHOLD



-  sales
-  lettings
-  town & country

3 Breezehill | Wootton | Northampton | NN4 6AG

Merrys are DELIGHTED to offer for sale this immaculate detached property which is situated within this most sought after location. The property benefits from owned Solar Panels which currently generate approximately £1000 per year income. This will remain for the remainder of the agreement being circa 8 years. In addition, the property has an excellent EPC rating of B. The accommodation comprises in full entrance hall, cloakroom/WC, lounge, kitchen, utility, dining room and a family room. On the first floor there are four double bedrooms with three having built in wardrobes, en-suite shower room and main bathroom. Externally there are gardens to the front and rear and a single garage. The property has been updated by the current owners with a modern kitchen with built in double oven and hob, modern en-suite and bathroom with a Jacuzzi bath. An internal viewing is highly recommended. Council tax band D. EPC rating B.

An extended four bedroom detached | Sought after location close to local amenities and excellent schooling | Solar Panels generating income and energy cost saving |
Modern kitchen with built in appliances | Modern bathroom suite



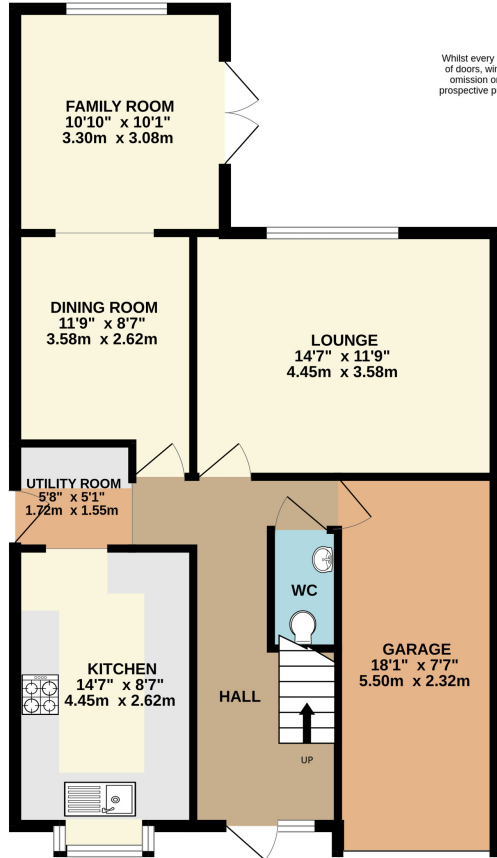
Wootton Hope Drive, Northampton, NN4 6DY
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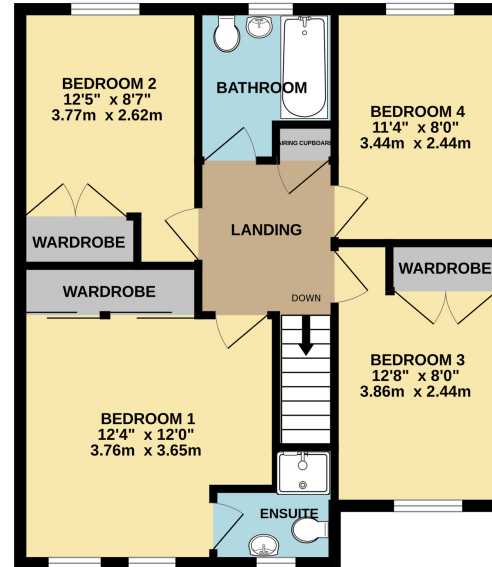




GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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- 1.The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
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- 3.No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
- 4.No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	86
(69-80)	C		
(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	