



4 GRAFTON VIEW

WOOTTON | NORTHAMPTON

OFFERS IN EXCESS OF £425,000 FREEHOLD



-  sales
-  lettings
-  town & country

4 Grafton View | Wootton | Northampton | NN4 6HQ

Situated within the heart of this popular location is the extended FIVE bedroom semi detached property which is being offered for sale with NO CHAIN. The extended and versatile 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 bedroom 5. 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 5 bedroom semi detached property. | Large kitchen/dining room | No chain |

Almost 1800 sq ft | Large established plot



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

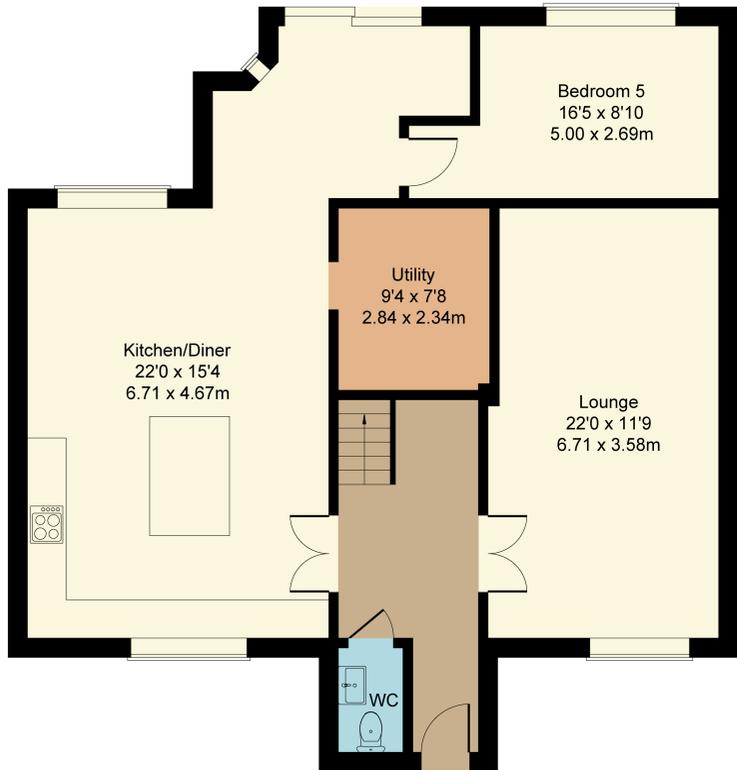




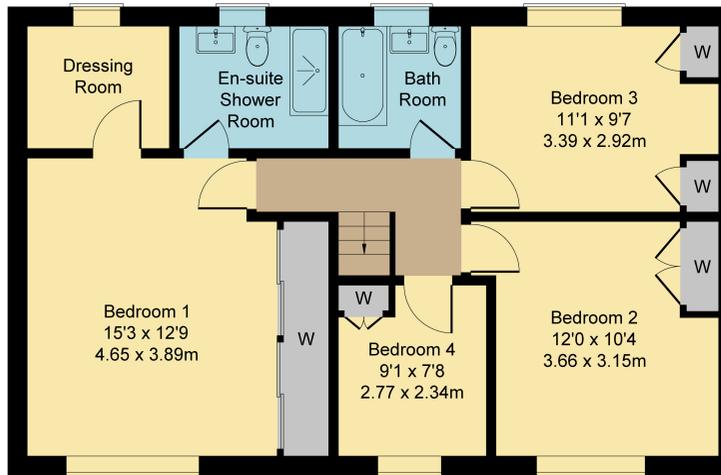


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Approximate Gross Internal Area
1819 sq ft - 169 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	