



25 WICKERY DENE  
WOOTTON | NORTHAMPTON  
£360,000 FREEHOLD



-  sales
-  lettings
-  town & country



25 Wickery Dene | Wootton | Northampton | NN4 6BE

Merrys are delighted to offer for sale this delightful three bedroom detached house in a sought after cul-de-sac location of Wootton Fields. Located close to local schools and amenities this family home offers accommodation across two floors to include a spacious lounge, kitchen/breakfast room, cloakroom WC, dining room and conservatory on the ground floor and three bedrooms with en-suite to master and family bathroom on the first floor. A pleasant, light and airy property with gardens to front and rear.

Three bedroom detached | Conservatory | Kitchen/breakfast room and separate dining room |  
Built in storage | En-suite to main bedroom | Cul-de-sac location | Close to local schools and amenities



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







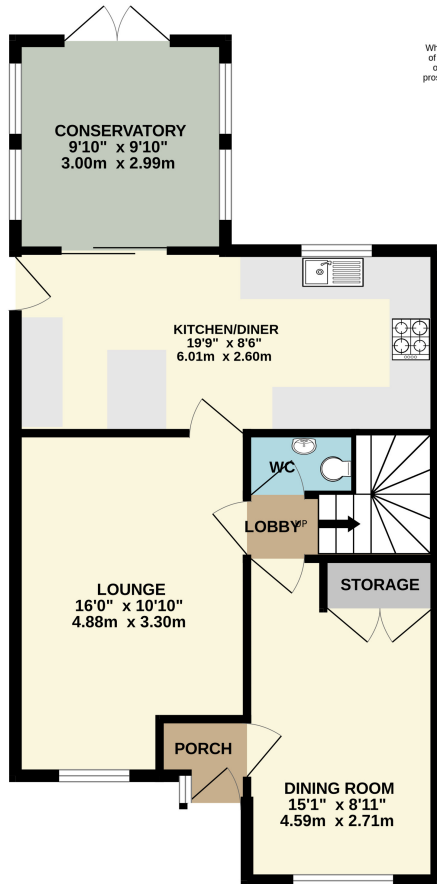








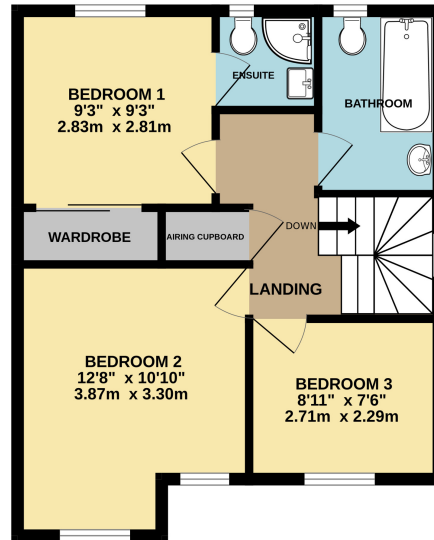
GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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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1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

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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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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	