



1A GRAFTON VIEW  
WOOTTON | NORTHAMPTON  
£600,000 FREEHOLD



-  sales
-  lettings
-  town & country

## 1a Grafton View | Wootton | Northampton | NN4 6HQ

First time to market is this individual detached family home built by the current owner in 2012. Offered with no onward chain this superb residence was thoughtfully built to the owners exact standards. In brief the accommodation offers five bedrooms , two with en-suite bathrooms and all with built in wardrobes, family bathroom, lounge , dining room and kitchen breakfast room, utility room, downstairs cloakroom WC and integral garage with boiler/drying room.

Annexe room or work from home ? When the property was constructed, a large downstairs bedroom and en-suite bathroom was incorporated into the design to cater for additional family. This bedroom will offer flexibility as an office, playroom , second reception room or study.

The rest of the property feels as new as the day it was built, with many of the rooms never used. A large feature fire place with log burner is located in the lounge which leads into the separate dining room for more formal occasions as the kitchen breakfast room is used for day to day dining. The kitchen has built in appliances to include an integrated fridge, freezer , dishwasher and large range cooker with extractor over.

Located in the heart of Wootton Village the property is just a short walk to the Medical Centre, village shop , public house, butchers, pharmacy, Wootton primary school and St. Georges church and a short drive to the A45 and M1 road network.

Five bedroom Detached individual property | Three bathrooms | Built to a high specification |

Fitted wardrobes and storage | Parking for 2-3 cars and garage | Ground floor bedroom and bathroom | No onward chain



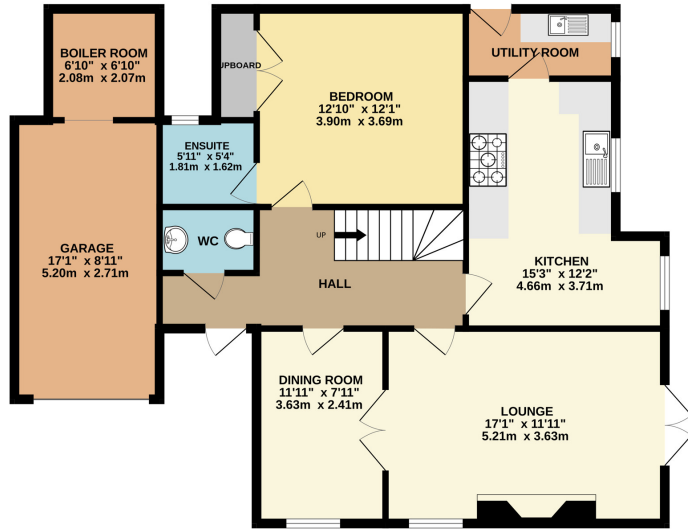
Wootton Hope Drive, Northampton, NN4 6DY  
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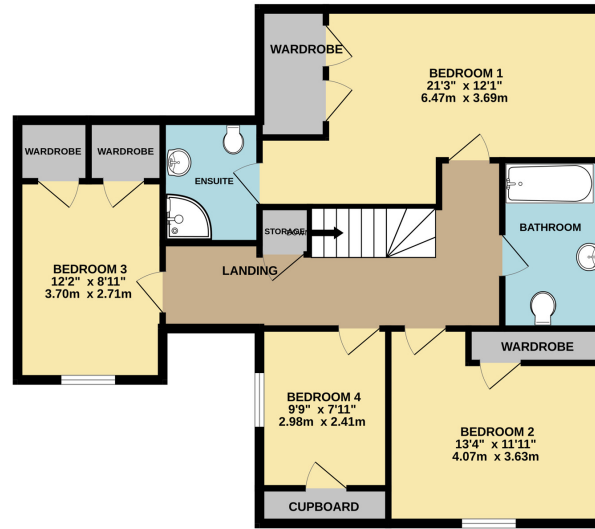




GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 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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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>	75	84
(55-68)	<b>D</b>		
(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	