



58 HIGH STREET
WOOTTON | NORTHAMPTON
£600,000 FREEHOLD



-  sales
-  lettings
-  town & country

58 High Street | Wootton | Northampton | NN4 6JR

****A substantial property situated on a substantial plot in Wootton Village****

This wonderful house is looking for a new family to call home and make memories in. Nestled in a private position in the heart of Wootton village this home accommodates five bedrooms, with en-suite to master, three reception rooms, refitted kitchen, family bathroom and downstairs cloakroom with the wonderful benefit of a large, private and established garden. The plot sits on approximately a quarter of an acre and enjoys an elevated prominence with views across the village whilst remaining secluded in its situation. There may be potential to build or extend on the land, but this is not something the current owners have needed or researched as the home has more than suited their needs for over 30 years. Built in the late 1930's this property was later extended to offer the extra living accommodation it now enjoys. There is vehicle access to the rear of the property with a private driveway approached from Grafton View and can accommodate several vehicles should you need it. This is a rare opportunity to buy a house in a great location with good living space and a substantial garden. We have guided the price at £600,000. Call merrys to arrange a viewing.

Five bedroom property with large gardens | Three reception rooms | Potential to extend/build subject to Planning |

Off road parking for several vehicles | Approx 0.25 acre plot | Close to local schools and amenities | Wootton Village



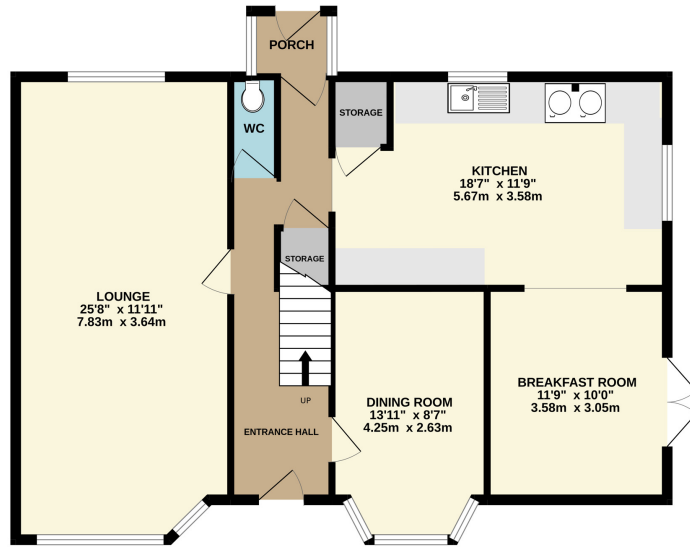
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK



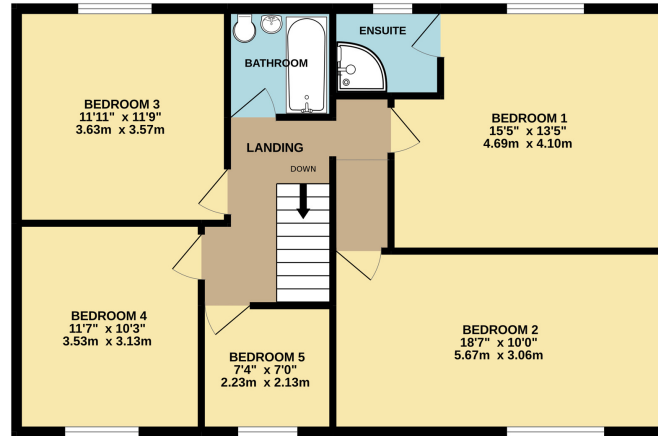




GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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.
Made with Metropix ©2022

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.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
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.