



3 CORNFLOWER CLOSE

WOOTTON | NORTHAMPTON

£350,000 FREEHOLD (TO BE CONFIRMED)



-  sales
-  lettings
-  town & country

3 Cornflower Close | Wootton | Northampton | NN4 6NG

Located in a cul-de-sac on the popular St.Georges estate in Wootton is this beautifully presented modern three bedroom detached family home. This design offers an open plan kitchen diner layout to the rear of the house opening up on to the generous rear garden and includes a separate lounge, cloakroom WC and hallway entrance on the ground floor. On the first floor there are three well apportioned bedrooms with en-suite bathroom to bedroom 1 and separate family bathroom.

Externally there is a triple length driveway leading up to a single detached garaged with an enclosed southerly facing rear garden complete with storage shed. EPC B rated and council tax band D.

Three bedroom detached property | Modern open plan kitchen/diner | En-suite to main bedroom |
Downstairs cloakroom WC | Single detached garage | Generous south facing rear garden | Built in 2016 |
Cul-de-sac location | Close to local schools and amenities

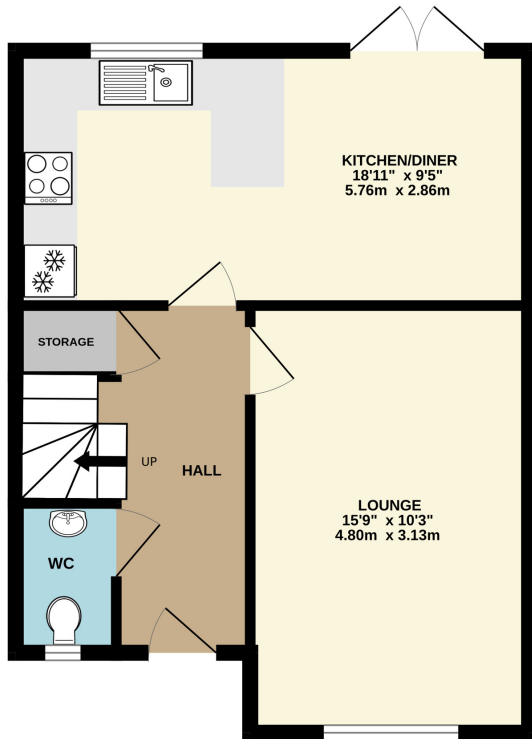


Wootton Hope Drive, Northampton, NN4 6DY
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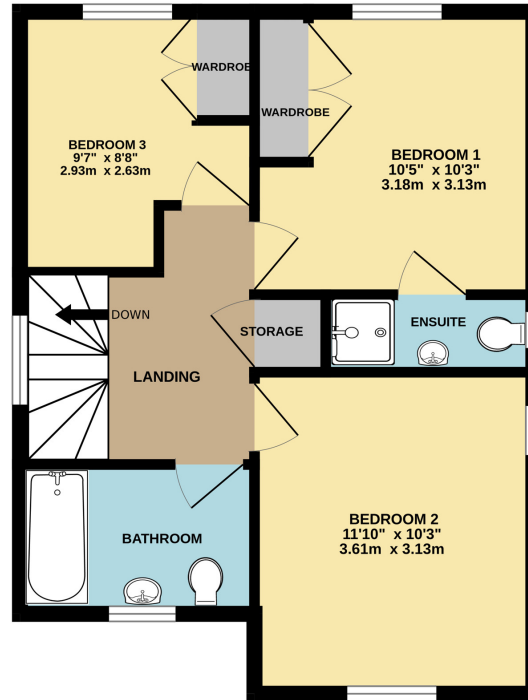




GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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:

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TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(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	