



19 NETTLE GAP CLOSE

WOOTTON | NORTHAMPTON

£400,000 FREEHOLD



-  sales
-  lettings
-  town & country

19 Nettle Gap Close | Wootton | Northampton | NN4 6AH

Merrys are delighted to offer for sale this four bedroom detached family home situated in an enviable position at the end of a cul-de-sac within close proximity to local schools, Wootton Fields Centre and the recreation ground. This popular design offers four generous bedrooms with fitted wardrobes, an en-suite bathroom and family bathroom on the first floor. Lounge, kitchen, dining room and cloakroom WC on the ground floor. The garage can be accessed from the entrance hall, which is popular for conversion on the estate. To the front of the property there is a driveway and generous front garden that can create additional parking. The rear garden is enclosed and is westerly facing. There is no onward chain. Viewing highly recommended.

Four bedroom detached | Cul-de-sac location | Close to local schools and amenities |

No onward chain | Downstairs cloakroom | En-suite bathroom



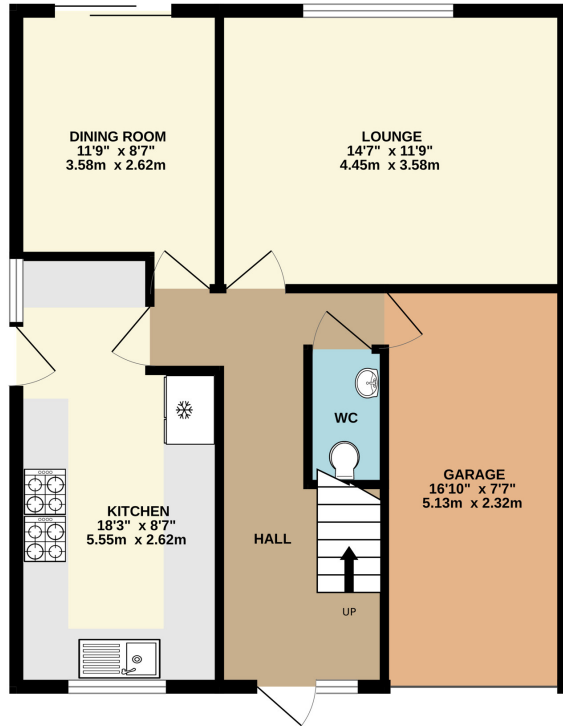
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK



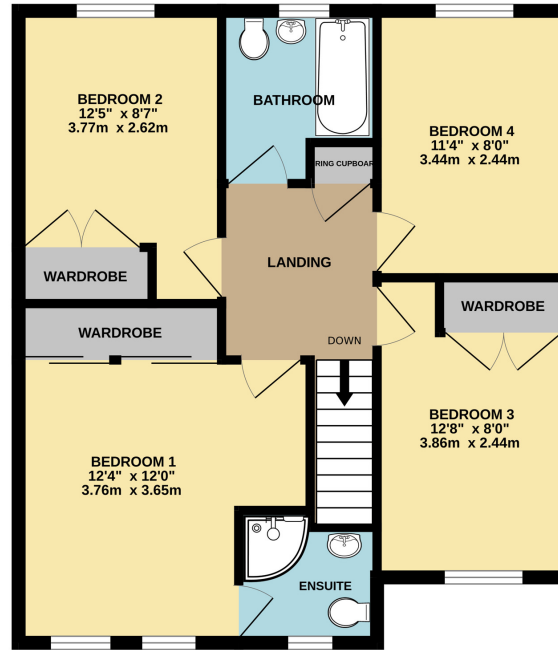




GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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