



1 TUDELY CLOSE
WOOTTON | NORTHAMPTON
£650,000 FREEHOLD



- sales
- lettings
- town & country

1 Tudely Close | Wootton | Northampton | NN4 6DT

Merrys are delighted to offer for sale this superb family home located in a sought after cul-de-sac in the heart of Wootton Fields. Finished to a high standard this family home has a sun room extension spanning the back of the property leading out to the rear garden which really is the hub of the home, a great area for socializing and everyday living. Bi-fold doors open out to bring the outside in and additional bifold doors link the other internal rooms, giving a real open plan feel to the downstairs. In addition to this there is a separate study, dining room, lounge and cloakroom WC on the ground floor. Upstairs there is an impressive master bedroom with fitted wardrobes and en-suite shower room with large walk in shower. The second bedroom was extended to give more generous proportions and there are two further bedrooms and family bathroom on this floor. Outside, the garden has been landscaped and there is a covered area great for enjoying all year round and the generous side return houses two large storage sheds and a wash area for pets that leads out from the utility room. The garage has been part converted to give a gym/studio room with power and light connected. There is still good storage to the front of the garage which is accessed from two remote operated electric rolling doors. A generous driveway for several cars completes the benefits of this wonderful home.

Executive four bedroom detached | Extended sun room / open plan style | Bi-fold doors leading out to rear garden |

Part converted Garage to home gym/studio | Well presented | Good quality finishes | Cul-de-sac sought after location



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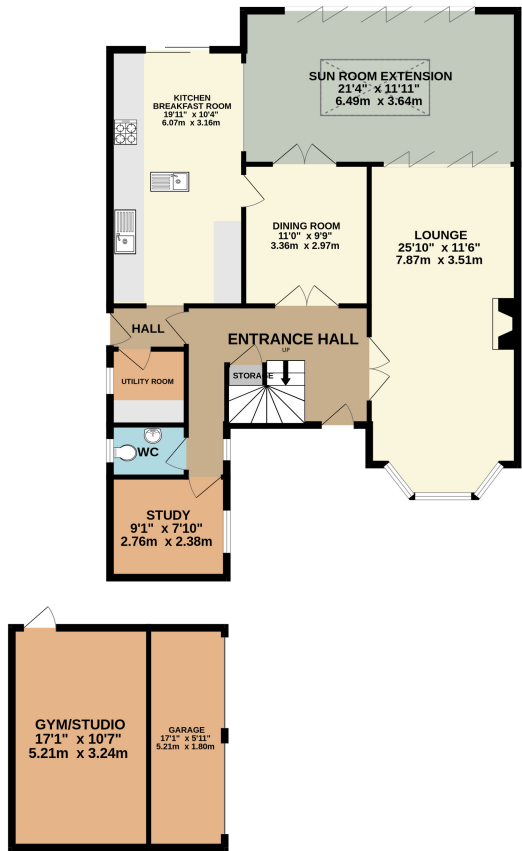
Wootton Hope Drive, Northampton, NN4 6DY
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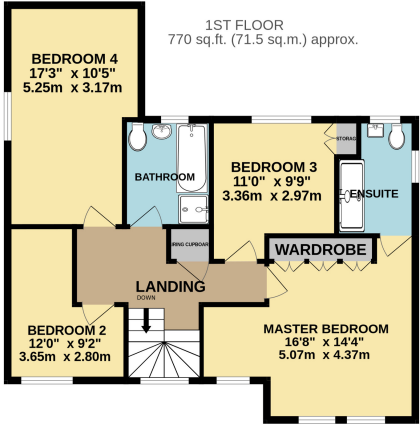
GROUND FLOOR
1425 sq.ft. (132.3 sq.m.) approx.



TOTAL FLOOR AREA : 2194 sq.ft. (203.9 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
770 sq.ft. (71.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	80
A		
(81-91)		
B		
(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		