



6 PENINSULAR CLOSE

WOOTTON | NORTHAMPTON

£495,000 FREEHOLD



sales

lettings

town & country

6 Peninsular Close | Wootton | Northampton | NN4 6RH

****Walk through video tour**** Merrys are delighted to offer for sale this four bedroom detached family home which is available for the first time since being built and occupied by it's present owners, who have had the property from new. Occupying an enviable position on the Simpson Manor estate in Wootton the property consists of 1350 square ft of accommodation spread over two floors and includes a lounge, kitchen/breakfast room, utility room, separate dining room, study and cloakroom WC on the ground floor with four bedrooms , en-suite to master bedroom and family bathroom on the first floor. There is a double detached garage and off road parking to the rear of the property.

Four bedroom detached | Open plan kitchen/breakfast room | Detached double garage |

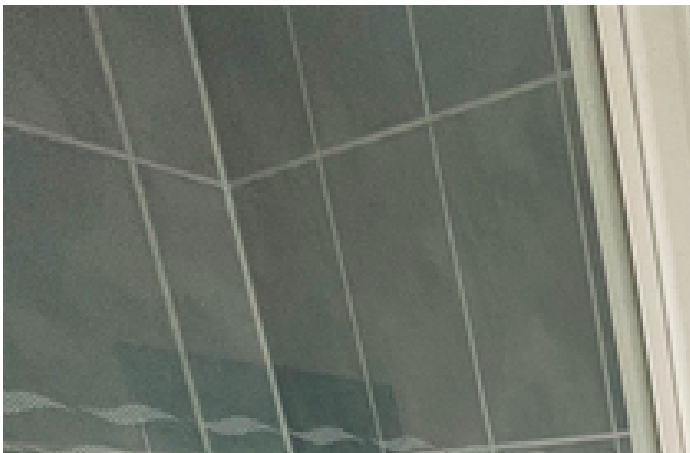
Popular cul-de-sac location | Separate study



- sales
- lettings
- town & country

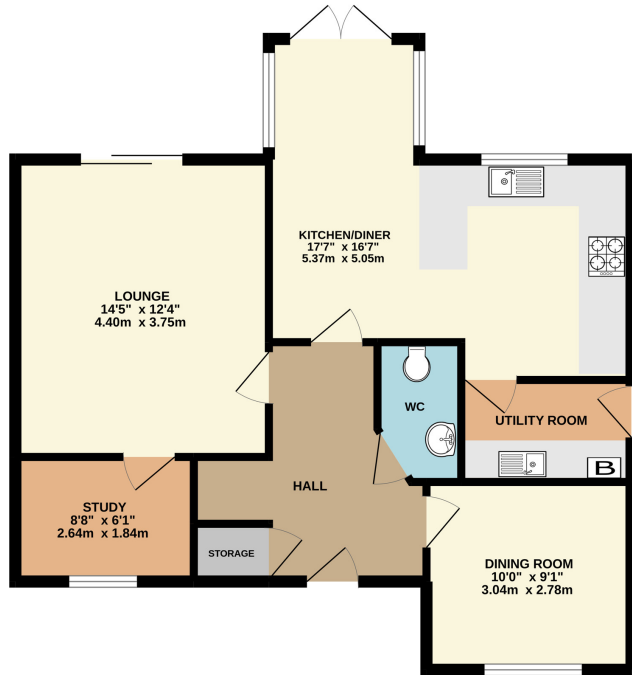
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK



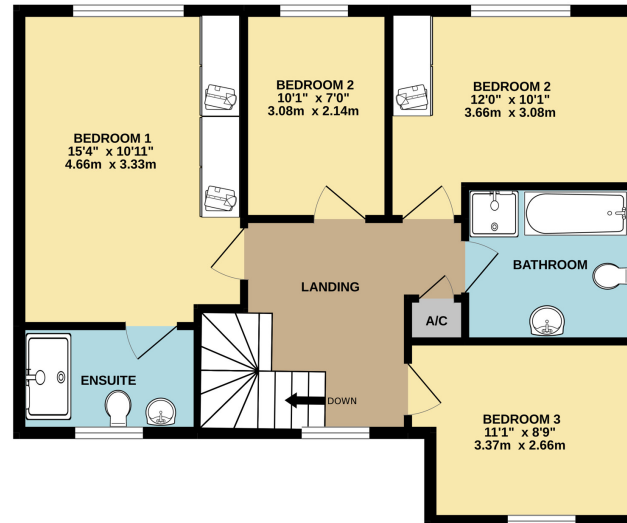




GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

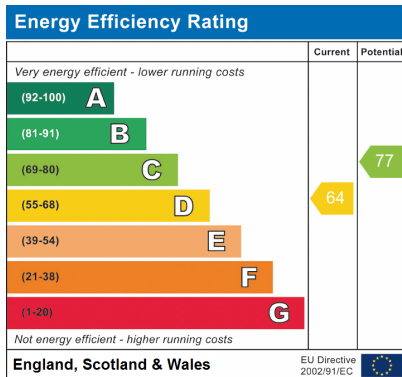


1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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.