



Merrys are delighted to offer for sale this well presented and positioned four bedroom detached house located in a sought after area of Wootton Fields. Set back in the cul-de-sac and off the road this family home enjoys a nice plot with private rear garden and has accommodation over two floors to include a lounge, kitchen/breakfast room, dining room, conservatory, utility room, study and cloakroom WC on the ground floor and four bedrooms with en-suite shower room to master and family bathroom on the first floor.

The ground floor is well laid out with the addition of two built in double storage cupboards in the entrance hall and further storage under the stairs, with a refurbished kitchen complete with built in appliances and a separate utility room. The conservatory is a nice place to sit and enjoy the southerly facing rear garden. There is also a separate study ideal for home workers. Externally there is parking for 2-3 cars leading up to the double garage and the gated rear garden access, with generous side garden. The rear garden is south facing and feels private and has been mainly laid to lawn.

Location is ideal close to local good schooling and M1 / A45 /A428 and A43 road links whilst enjoying short distances to nice walking routes such as Nettle Gap Spinney and Brackmills country Park.

Wootton - £470,000

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