



14 VILLAGERS CLOSE
WOOTTON | NORTHAMPTON
£390,000 FREEHOLD



-  sales
-  lettings
-  town & country

14 Villagers Close | Wootton | Northampton | NN4 6HR

A four bedroom modern detached house located in a popular cul-de-sac in Wootton close to good local schools and amenities. Offered with no chain , you can buy with confidence. The accommodation comprises of a entrance hall, lounge/diner, kitchen, utility room, large conservatory and cloakroom WC on the ground floor with four bedrooms, en-suite bathroom and family bathroom on the first floor. There is also an integral garage. Externally there is a driveway with side by side parking for two cars and a private rear garden with large patio area.

See floorplan for room measurements. EPC C and council tax band D.

Four bedroom detached | Integral garage and driveway | Cul-de-sac location |
Private rear garden | Large conservatory | No onward chain | Utility room and cloakroom WC |
En-suite bathroom | Close to local schools and amenities



Wootton Hope Drive, Northampton, NN4 6DY
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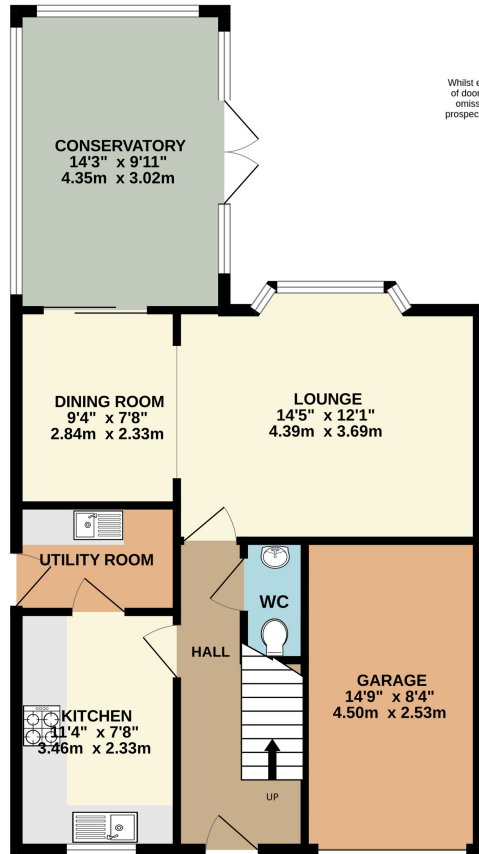






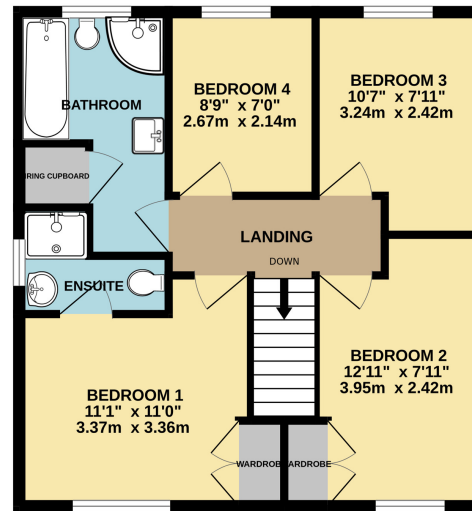
GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (115.0 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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	