



17 NETTLE GAP CLOSE

WOOTTON | NORTHAMPTON

GUIDE PRICE £500,000 - £510,000



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

**** Guide price £500,000 - £510,000 **** Merrys are delighted to offer for sale this immaculate detached family home which is situated within the ever popular area of Wootton which offers excellent schools, many amenities and close access to the Motorway. The ground floor accommodation offers a spacious entrance hall, cloakroom/WC, four reception rooms, kitchen/breakfast room and a utility room. On the first floor are four double bedrooms, two en-suite shower rooms and a family bathroom. Externally the property occupies a generous plot which benefits from a west facing rear garden. To the front there is parking for several vehicles and a single garage. The property has been improved by the current owners to include a re-fitted kitchen with range cooker, integrated dishwasher and granite composite worktops and re-fitted bathrooms. The property also offers uPVC double glazing and gas radiator central heating which has had a re-fitted boiler. An early viewing is strongly recommended.



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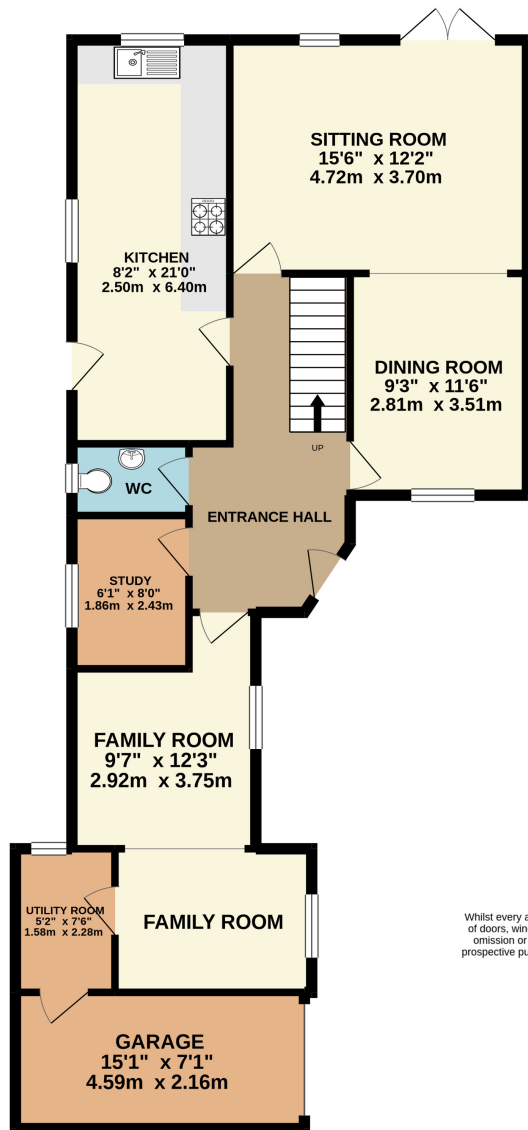
Wootton Hope Drive, Northampton, NN4 6DY
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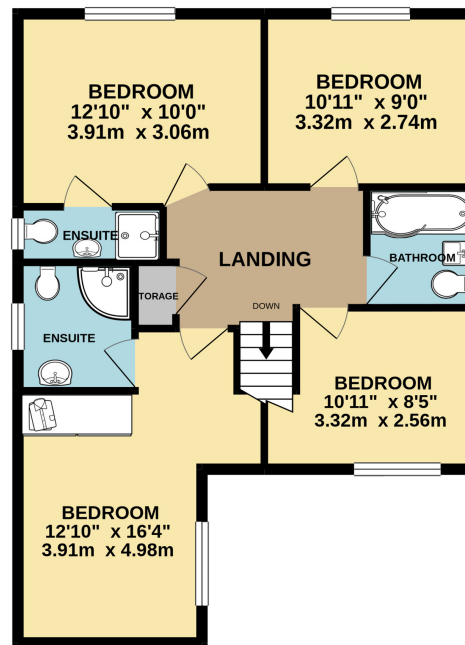




GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 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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