



1 SORREL CLOSE
WOOTTON | NORTHAMPTON

 Merrys | Town & Country Homes
SINCE 1815

1 Sorrel Close | Wootton | Northampton | NN4 6EY

Situated within the sought after Laurels development is this former show home which offers the most spacious family living accommodation throughout. The accommodation offers, in brief, four reception rooms and five bedrooms with two en-suite shower rooms. Externally the property benefits from a triple garage and parking for several vehicles.

ENTRANCE HALL | CLOAKROOM/WC | STUDY | LOUNGE | SITTING ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | UTILITY ROOM | FIVE BEDROOMS | TWO EN-SUITE SHOWER ROOMS | FAMILY BATHROOM | TRIPLE GARAGE



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SINCE 1815

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

The Property

Coming to the market for the first time since being built is this Executive, former David Wilson showhome situated within the sought after development of The Laurels. The property is privately positioned with a triple garage and parking for several vehicles.

The ground floor offers an imposing entrance hall with a split galleried staircase, four reception rooms with the lounge offering an impressive Inglenook fireplace with log burner and a nicely appointed kitchen. On the first floor there is a most spacious galleried landing with French doors leading onto a balcony. The five double bedrooms all offer built in wardrobes, en-suite shower rooms to bedrooms 1 & 2 and a family bathroom which has a separate shower.

Externally the property is approached via a private drive and leads to a spacious driveway which would accommodate several vehicles and a triple garage. To the rear is a landscaped garden benefitting from a westerly aspect.

An early viewing is highly recommended to appreciate this family home.

Agent's Notes

Location

Wootton is one of Northampton's most sought after locations situated on the south side of the town with excellent access to the motorway and the the town centre with a good bus service. It offers excellent schools and many amenities including a Waitrose a coop, Doctors, two chemists and a public house.

Tenure

Freehold

EPC Rating:

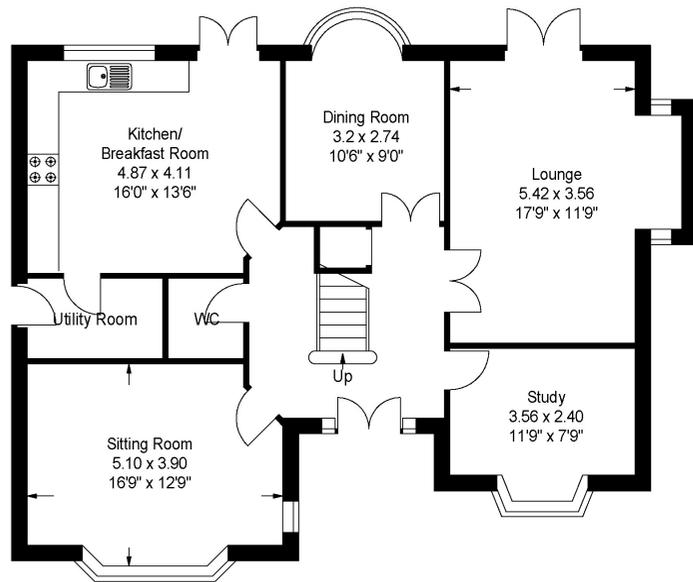
Viewings

You are welcome to view by appointment. Please call Merrys on 01604 767400.

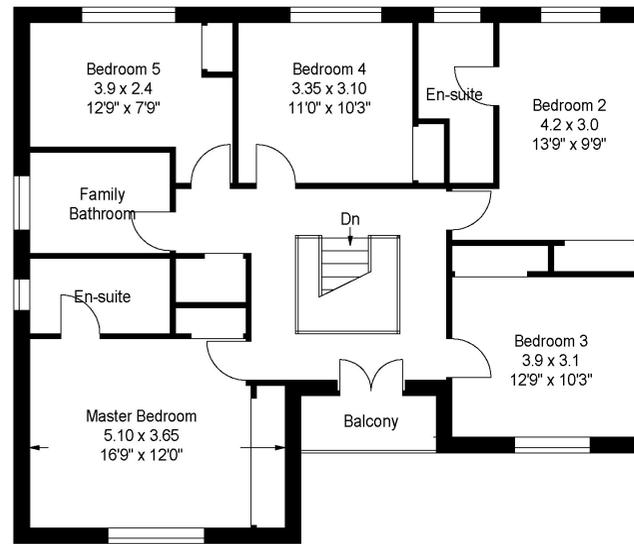




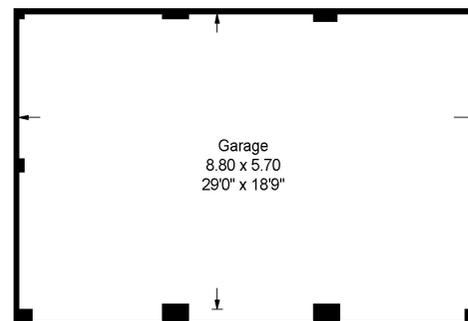




Ground Floor



First Floor



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Approximate
Gross Internal Floor Area
House: 199sq.m. or 2142sq.ft.
Garage 50sq.m. or 538sq.ft.

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NOT TO SCALE**