



2 STOKE FIRS CLOSE
WOOTTON | NORTHAMPTON

 Merrys | Town & Country Homes
SINCE 1815

2 Stoke Firs Close | Wootton | Northampton | NN4 6AF

Guide price of £425,000 - £440,000 . Merrys are delighted to offer for sale this well presented four bedroom detached property occupying a corner plot in a cul-de-sac location in the popular area of Wootton Fields, close to good local schools and amenities. The current owners are passing on the benefit of the Solar panels that generate an income of circa £2500 per annum and help to reduce the electricity bills. The property has been well maintained and is presented in good condition.

Four Bedroom detached on a corner plot | Solar Panels generating income and energy cost saving | Cul-de-sac location |

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Built in wardrobes to three bedrooms | En-suite to master bedroom | South facing rear garden | Well presented condition |

Large Conservatory



Merrys | Town & Country Homes
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Wootton Hope Drive, Northampton, NN4 6DY
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The Property

This well presented family home occupies a corner plot in a cul-de-sac location in Wootton Fields . The property benefits from a converted garage to now provide a home office and separate utility room and has a spacious conservatory spanning the back of the property that leads out to the south facing rear garden. A wealth of added extras to include a water softener and Brita filter, food disposal unit , air conditioning in the home office, CCTV to the front and rear , solar panels that generate circa £2500 per annum plus fuel saving, 8'x11' Keter Shed and outdoor power with timer switches.

Tenure
Freehold

EPC Rating: B

Viewings

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

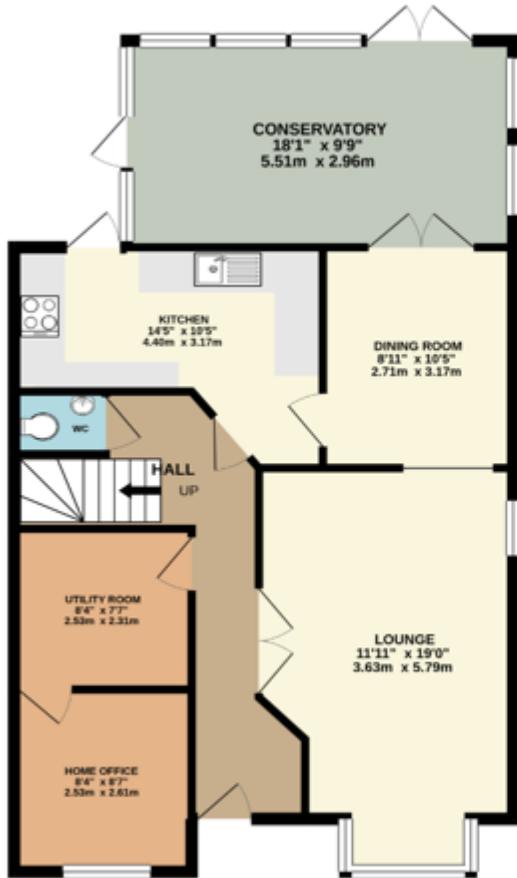




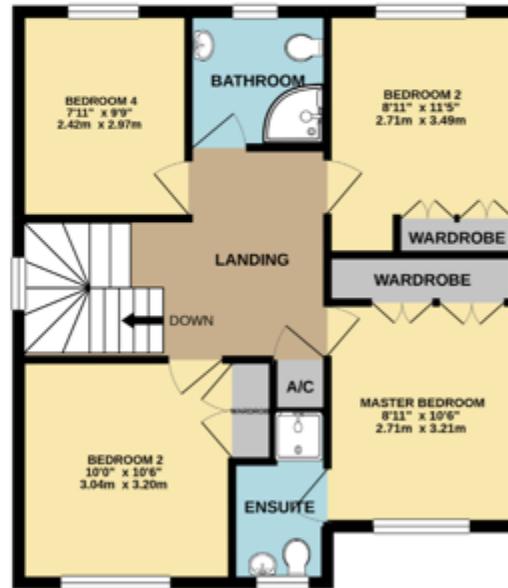




GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.1 sq.m.) approx.

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