



69 Priory Road | Wollaston | NN29 7SN



Matthew
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Offers In The Region Of £499,995

A superb presented and improved Underwood built detached bungalow enjoying a large and private west facing plot just off York Road. The property boasts a gas fired radiator heating system, PVCu sealed unit double glazing and a refitted kitchen and bathrooms. The accommodation offers a large entrance hall, sitting room and dining room each with doors to the garden, kitchen, three good sized bedrooms and two bathrooms. A double garage and block paved driveway are also provided. Viewing is highly recommended.

- Detached bungalow in sought after location
- Double garage and driveway
- PVCu double glazing
- Private west facing gardens
- Gas fired radiator heating system
- Solar panels

Composite wood effect entrance door and glazed side panels leading from the porch into the

Entrance Hall

A large area with glazed doors to the garden, two radiators, LVT wood effect flooring, loft access with ladder and lighting, positive pressure ventilation system for the house, downlights, coving. Oak doors, including glazed bi-folding to the sitting room, to all principal areas and storage cupboards.

Shower Room

8'7" x 4'4" (2.62 x 1.34)

Fitted with a contemporary three piece suite including a low level WC, vanity wash hand basin with storage below and 'wet room' style shower area with glazed screen, towel warmer, full tiling, including floor, downlights, humidity activated extraction.

Sitting Room

12'0" x 17'4" (3.66 x 5.30)

French doors to the garden, radiator, feature wood burner set on stone hearth with brick detailing and timber mantel. Wall lights, LVT wood effect flooring, coving. Opens through to the

Dining Room

8'9" x 9'9" (2.68 x 2.99)

French doors to the garden and window to the side, radiator, LVT wood effect flooring, coving. Sliding oak door to the

Kitchen

8'11" x 12'11" (2.73 x 3.94)

Fitted with a contemporary range of flush faced base and eye level cupboards with wood effect worksurfaces above. Co-ordinating tiled splash areas, one and a half bowl sink unit with mixer tap, induction hob with extraction above and eye level double oven to the side. Integrated dishwasher and fridge/freezer. Tiled floor, downlights and sliding oak 'pocket' door back to the hallway.

Bedroom One

12'0" x 13'1" (3.66 x 4.00)

Window to front, radiator, coving. Door to the

Ensuite

8'11" x 8'0" (2.72 x 2.46)

Fitted with a contemporary three piece suite including a low level WC, wash hand basin and 'wet room' style shower area with glazed screen, towel warmer, full tiling, including floor, downlights, extraction and window to front.

Bedroom Two

9'11" x 11'8" (3.03 x 3.58)

Window to front, radiator, downlights.

Bedroom Three

9'10" x 7'10" (3.02 x 2.39)

Window to rear, radiator, coving.

Outside

The property stands on a generous and private east/west facing plot. The front is open plan with lawn, planted areas and block paved driveway for three cars leading to the main entrance door and attached garage. Gates to either side for rear access.

Garage

15'4" x 15'11" (4.69 x 4.87)

Electric roller shutter door, power and light. Access to roof space and personal door to rear garden.

Rear Garden

The garden also extends to the sides of the property and has been superbly landscaped and stocked. A large block paved patio and decked area runs along the rear and side of the bungalow with the remainder laid to lawn with planted beds and inset maturing trees. Large ornamental fish pond, further timber decked seating area, Timber summer house with power and light connected. Hot tub (by negotiation). The garden is west facing, enclosed by hedging and fencing and not directly overlooked.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

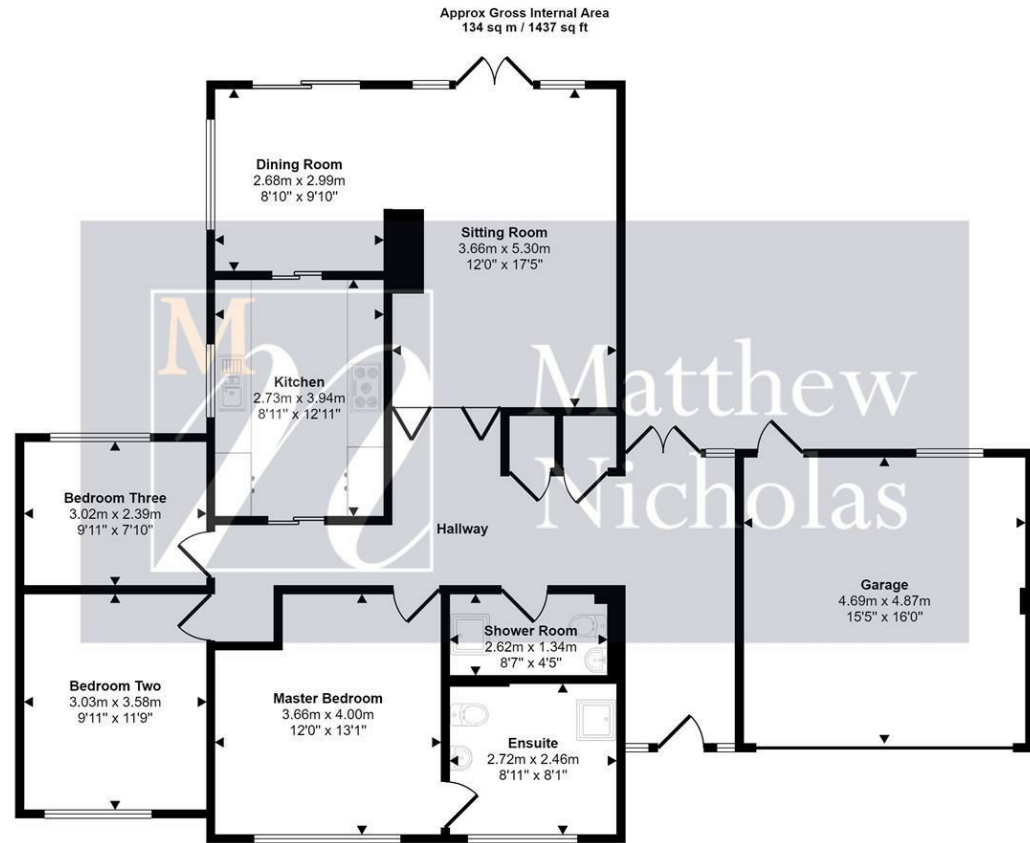
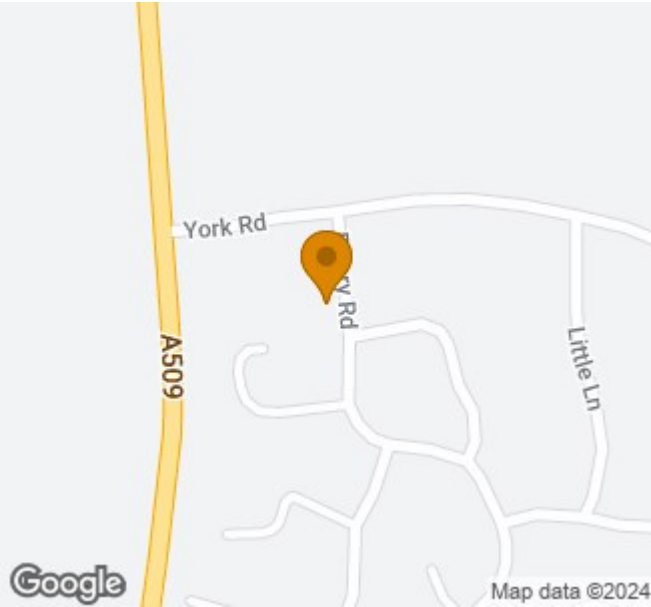
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: Northy Northamptonshire Council

Tax Band: E

Floor Area: 1437.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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