



3 London Road | Wollaston | NN29 7QP



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Offers In Excess Of £699,995

A versatile bespoke split-level family home with detached garage, indoor swimming pool and superb open views over the Nene Valley. Constructed a little over thirty years ago, the property boasts a gas fired radiator heating system, PVCu double glazing and well appointed kitchen and bathrooms. The accommodation comprises a large entrance hall, sitting room opening to a west facing balcony, large kitchen/dining room, utility, master bedroom with ensuite, two further double bedrooms and a family bathroom. The lower ground floor offers an indoor swimming pool opening to a conservatory, family/games room, plant room and guest shower/changing room. The gardens extend to three sides of the house with gated driveway and a detached garage.

- Bespoke split-level detached house with detached garage
- Detached oversized garage
- Gas radiator heating system
- Indoor swimming pool/leisure area
- Wrap around gardens siding onto private parkland
- PVCu double glazing

PVCu entrance door to the front leading into the

Porch

Tiled floor, glazed door to the

Entrance Hall

Radiator, tiled floor, coving, loft hatch.

Doors to all principal rooms and staircase with feature balustrade to the lower ground floor areas.

Study

10'4" x 9'6" (3.16 x 2.90)

Window to front, radiator, coving.

Sitting Room

21'5" x 16'2" (6.55 x 4.93)

Sliding patio doors to the balcony with views over the Nene valley, further window to the rear, feature 'hole in the wall' sale gas fire, radiator, coving.

Kitchen/Dining Room

19'9" x 14'0" (6.03 x 4.29)

Fitted with a contemporary range of flush faced base and eye level cupboards with composite worksurfaces above. Co-ordinating tiled splash areas, one and a half bowl sink unit with mixer tap, stainless steel gas hob with extraction above and eye level double oven to the side. Integrated fridge. Tiled floor, radiator, downlights, coving, windows to front and side enjoying views over the Nene Valley and further door to the

Utility Room

6'8" x 10'10" (2.05 x 3.32)

Fitted with a contemporary range of flush faced base and eye level cupboards with composite worksurfaces above. One and a half bowl sink unit with mixer tap, plumbing

for dishwasher and space for fridge/freezer. Tiled floor, downlights and window to front.

Bedroom One

15'3" x 11'8" (4.65 x 3.57)

Window to rear, radiator, range of built in bedroom furniture. Door to the

Ensuite

4'9" x 8'3" (1.46 x 2.52)

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

Bedroom Two

11'11" x 9'8" (3.65 x 2.95)

Window and casement door to the rear, radiator, range of built in bedroom furniture, coving.

Bedroom Three

9'3" x 12'11" (2.82 x 3.95)

Window to front, radiator, range of built in bedroom furniture, coving.

Bathroom

9'1" x 7'1" (2.78 x 2.16)

Fitted with a contemporary four piece suite including a low level WC, bidet, vanity style wash hand basin and bath. Towel warmer, splashback tiling, range of built in storage, tiled floor, downlights, coving, extraction and window to side.

Lower Ground Floor Lobby

Doors to all principal areas.

Plant Room

6'9" x 8'10" (2.08 x 2.70)

Housing the heating, hot water, filtration systems for the house/pool. Butlers sink, plumbing and space for washing machine and drier, tiled floor.

Shower Room

10'0" x 7'6" (3.07 x 2.29)

Fitted with a shower cubicle, wash hand basin and sauna, radiator, further door to the separate WC

WC

Fitted with a low level WC, window to the side.

Pool Room

33'6" x 14'6" (10.23 x 4.43)

Pool with fitted cover, heating/filtration system and fitted 'counter current' swim system. Radiator, tiled and soft surfaced flooring, exposed brick walls and PVCu clad ceiling, window to the side and patio doors leading to the

Conservatory

8'3" x 14'8" (2.53 x 4.48)

Of a PVCu construction with glazed hipped roof. Tiled floor, radiator and connecting double doors to the

Family Room

23'7" x 15'7" (7.21 x 4.76)

Casement door and windows to the driveway area, further window to the side. Store cupboard, bar/serving area, door back to the lobby.

Outside

The property stands to the front of the plot with gardens extending predominantly to three sides. The front door is accessed via

steps from London Road itself. To the side is a gated driveway for multiple vehicles, which leads to the detached garage and also external access for the lower ground floor areas. Screened from the road by either fencing or hedging with established planting.

Garage

Powered up and over door with power and light connected.

Gardens

Immediately surrounding the property is a more formal garden of lawn with established and well stocked planted areas. A timber decked seating area extends to the rear of the house with views over the adjoining parkland, pathway and further paved seating space under a timber pergola. Brick built tool shed. Beyond the metal estate fencing and gate is a further area of less formal lawned garden with a number of mature trees siding directly onto parkland.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

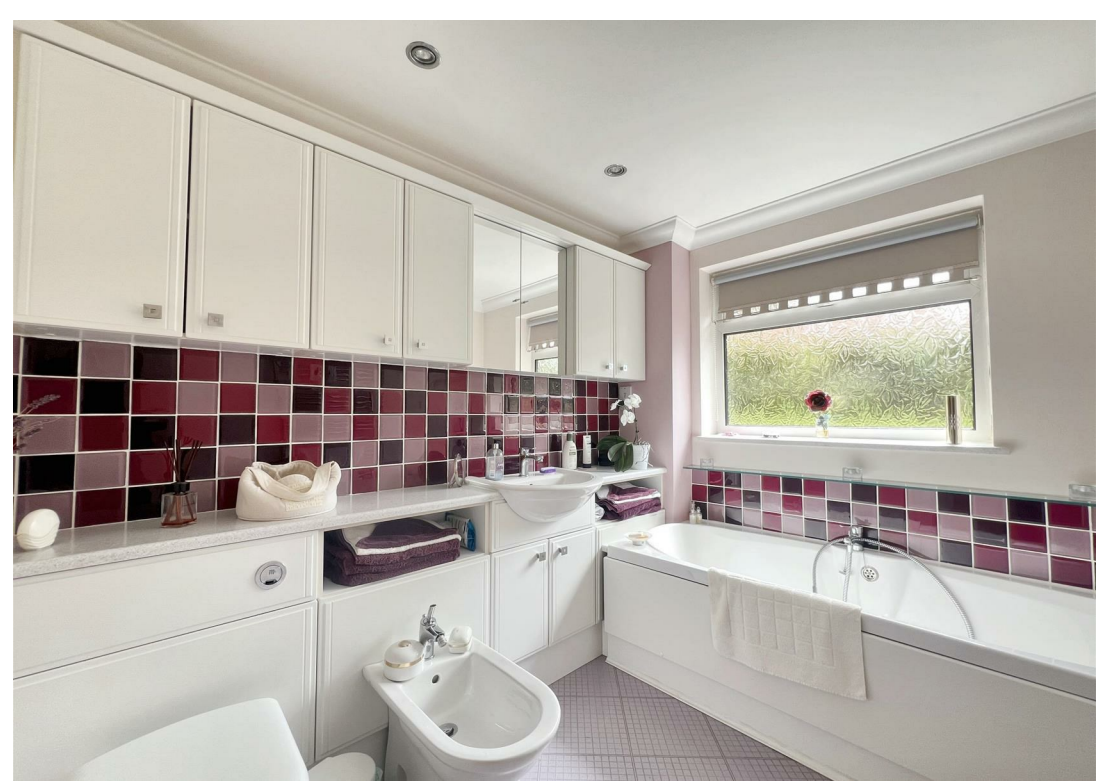
Sewerage: Mains

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.





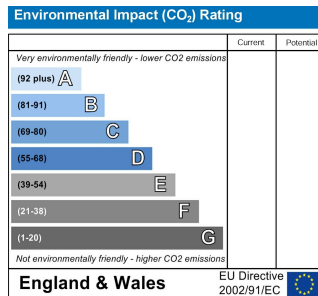
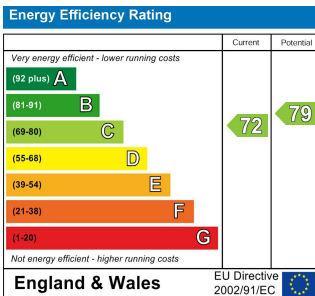
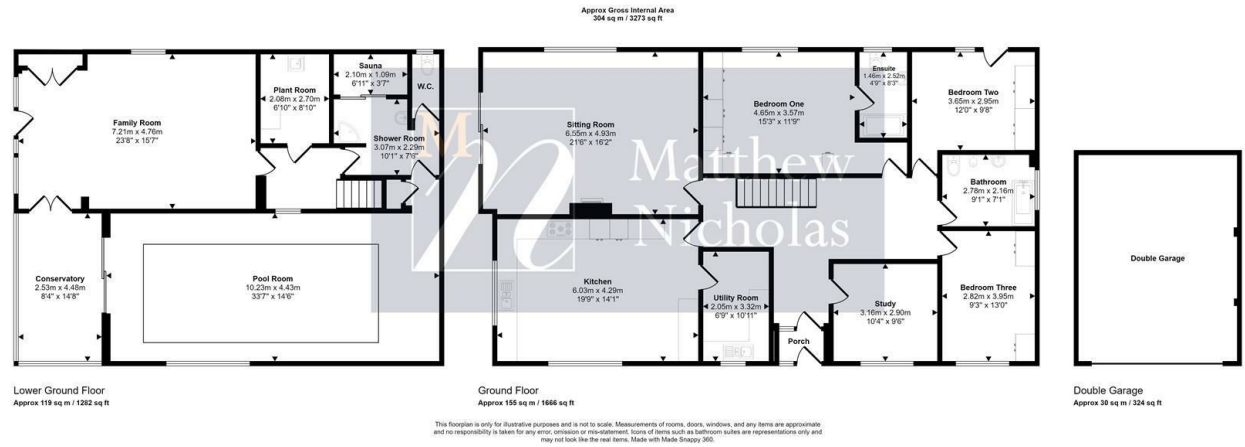
Further Information



Local Authority: North Northamptonshire Council

Tax Band: G

Floor Area: 2948.00 sq ft



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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