



12 Priory Road | Wollaston | NN29 7PW



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## Offers In The Region Of £309,995

A nicely extended four bedroom dormer style semi-detached on this popular residential road with an extremely generous garden. The property has been upgraded to include PVCu double glazing and a gas fired radiator heating system. The accommodation offers versatile living space over two floors and comprises of an entrance hall, open plan sitting room with multi-fuel burner, open plan refitted kitchen/ dining room, study, downstairs cloakroom, utility room, rear lobby and bedroom four. To the first floor is a landing leading to three bedrooms and the bathroom. Outside to the front is an open plan garden with ample off road parking. To the rear the garden is of good size and enclosed.

- Versatile semi-detached house
- Large garden
- PVCu double glazing
- Four bedrooms
- Flexible open plan living
- Gas radiator heating system

### **Entrance Hall**

Composite door to the front, dog-leg staircase rising to the first floor landing, two radiators, wood effect flooring.

### **Guest Cloak/WC**

Window to side, vinyl flooring, low-level WC, wall mounted wash hand basin, tiled splash areas, radiator, expel air.

### **Study**

7'8" x 9'11" (2.34 x 3.03)

Window to the rear, cupboard housing gas central heating boiler with shelving above, wood effect flooring.

### **Utility Room**

4'6" x 14'11" (1.38 x 4.56)

Fitted with a range of white 'Shaker' style units with rolled edge work surfaces above, inset single drainer stainless steel sink with mixer tap, tiled splash areas, plumbing and space for washing machine, xpelair , window to the rear, opening through to the rear lobby.

### **Rear Lobby**

Glazed doors to either side of the room with glazed screens, glass roof, vinyl flooring, door leading through to the bedroom four.

### **Bedroom Four**

7'10" x 11'1" (2.39 x 3.39)

Window to the rear, electric heating, down lights.

### **Sitting Room**

9'8" x 16'9" (2.96 x 5.12)

French style doors with glazed panels to the side leading out to the rear garden, wood effect floor, radiator, TV point, feature chimney breast with inset wood burner wall light points, opening through to the kitchen/dining room.

### **Kitchen/Dining room**

10'0" x 11'6" plus 9'3" x 8'7" (3.07 x 3.53 plus 2.83 x 2.62)

Kitchen area

Fitted with a range of base and eye-level units in cream 'shaker' style with inset one and half bowl sink and drainer with mixer tap above, fitted stainless steel range style cooker with stainless steel chimney style extractor hood above, space for fridge freezer, tiled splash backs to all work surface areas ,wine cooler, window to the front wood effect flooring.

Dining area

Window to front, radiator, wood effect flooring.

### **First floor landing**

Window to the side, under eaves storage space, down lights, doors to all bedrooms and bathroom.

### **Bedroom One**

10'11" x 14'0" (3.35 x 4.29)

Window to the rear, radiator, TV point.

### **Bedroom Two**

8'8" x 9'3" (2.66 x 2.83)

Window to the front, under eaves storage space, radiator, down lights.

### **Bedroom Three**

8'3" x 8'10" (2.52 x 2.70)

Window to the rear, radiator, down lights.

### **Bathroom**

4'10" x 7'5" (1.48 x 2.27)

Fitted with a three-piece suite including vanity wash hand basin with storage cupboards beneath, low-level WC and tiled and glazed shower cubicle, heated towel warmer, access to loft space, down lights, vinyl flooring.

### **Outside**

To the front of the property is a block paved driveway providing off-road parking for several vehicles and area of gravel with mature shrubs and planting.

### **Rear Garden**

Immediately abutting the rear of the property is a paved patio with steps leading up to a further decked sun terrace. The remainder of the garden is laid to lawn and enclosed by timber fencing and mature trees and shrubs. To the far end is a cover timber veranda/games area with power and lighting connected. Shed.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

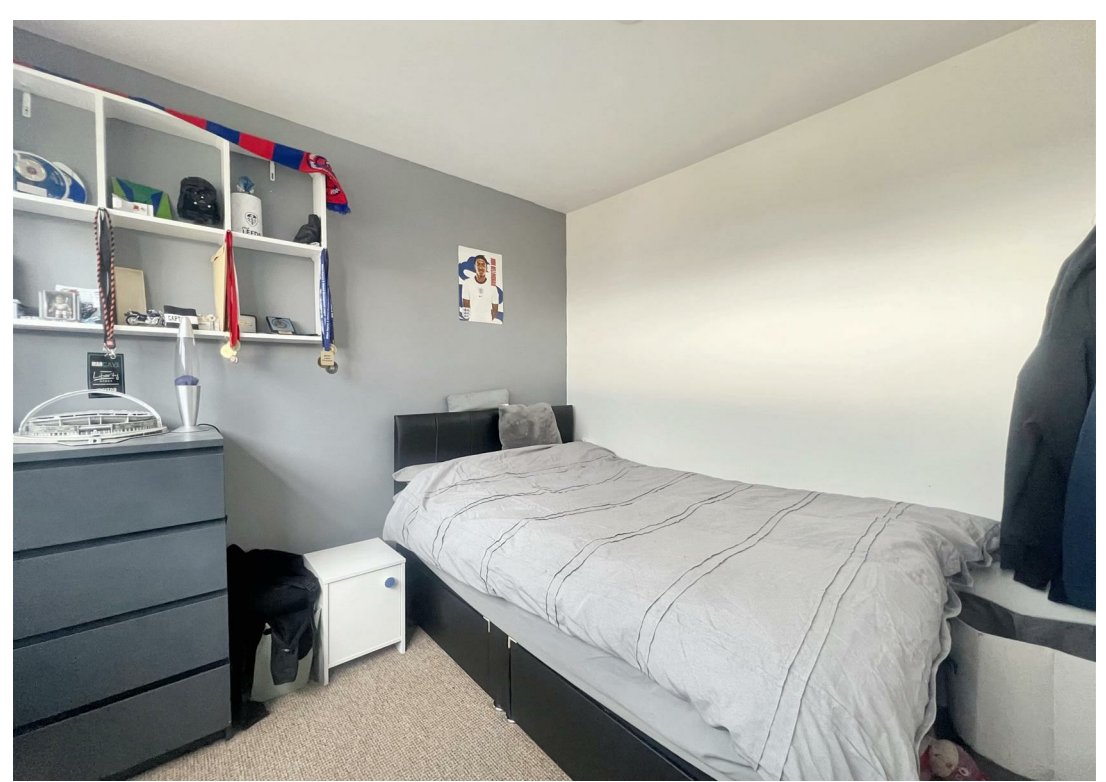
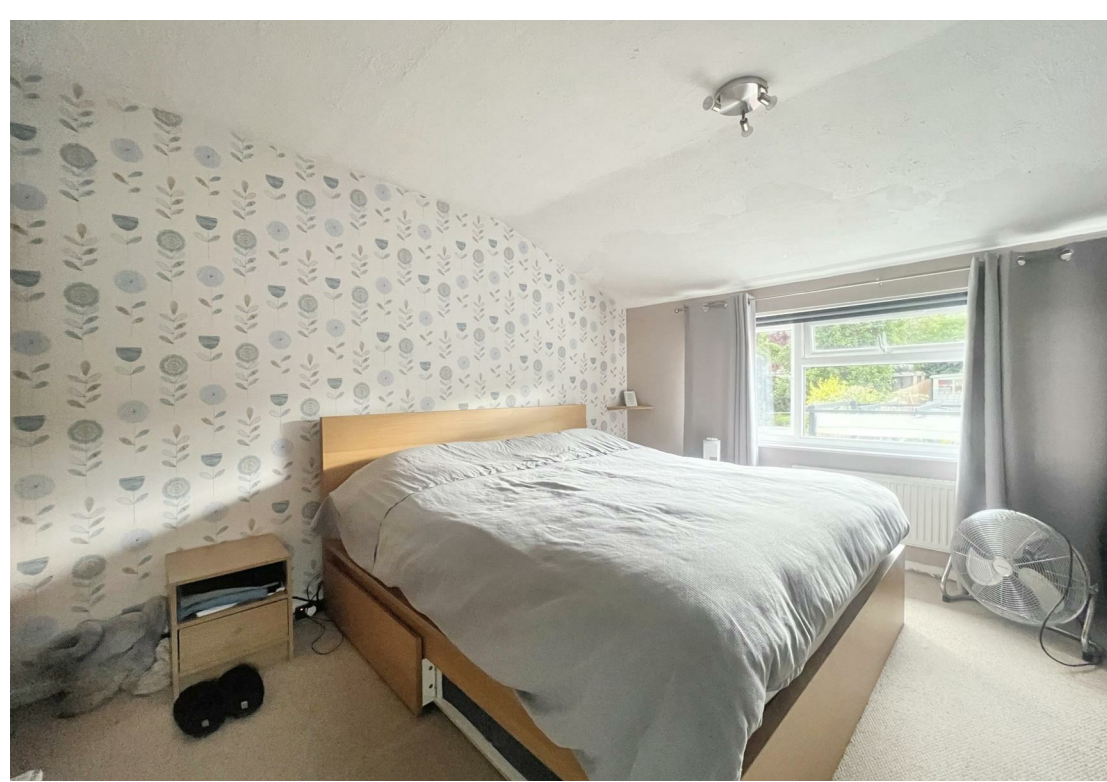
Sewerage: Mains

Heating: Gas radiators

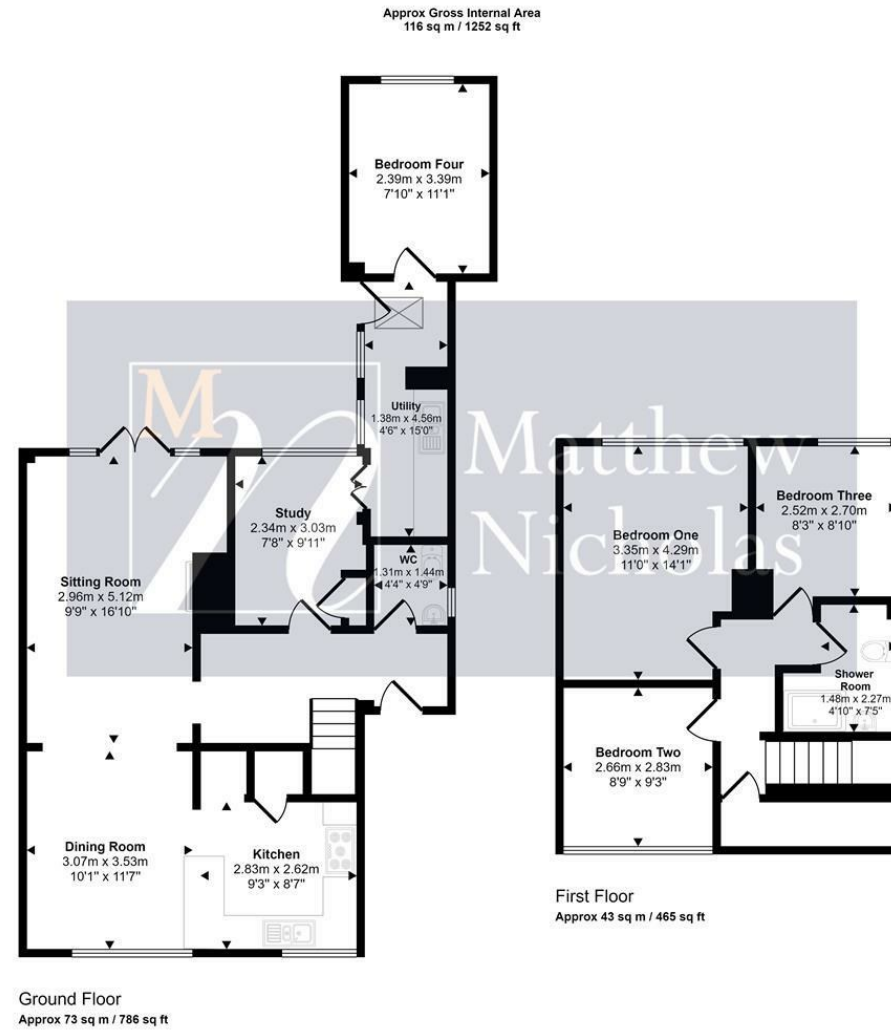
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





# Further Information



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: North Northamptonshire Council  
Tax Band: C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> 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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