



7 Redhill Crescent | Wollaston | NN29 7SX



Matthew
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Offers In Excess Of £450,000

A superbly located and refurbished three bedroom Underwood built detached bungalow with delightful private gardens, attached garage and offered with no onward chain. Equally well suited to a family or couple, the property boasts PVCu double glazing, a brand new gas fired radiator heating system, rewire, replacement kitchen and bathrooms along with new carpets and complete redecoration.

Comprising a porch, large entrance hall, guest WC/shower room, L shaped sitting/dining room, kitchen, three bedrooms, ensuite and a family bathroom. Larger than average garage and delightful private corner plot. Viewing is advised.

- Superbly renovated detached bungalow
- Gas radiator heating with new boiler
- PVCu double glazing
- Corner plot with private rear garden
- Neutral decoration and flooring throughout
- No onward chain

Porch

6'4" x 6'2" (1.95 x 1.89)

Glazing to front and rear, door to garage, further glazed door to the

Entrance Hall

Radiator, cupboards housing the boiler, loft hatch, coving, downlights, doors to all principal rooms.

Guest WC/Shower Room

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 fixed overhead and separate hand held shower attachments. Towel warmer, tiling, including floor, under floor heating, downlights and obscured window to the side.

Sitting Area

11'10" x 17'3" (3.63 x 5.27)

French doors and further picture windows overlooking the garden, two radiators, coving, opening through to the

Dining Area

8'10" x 9'11" (2.71 x 3.03)

Window overlooking garden, radiator, door to the

Kitchen

9'1" x 13'2" (2.79 x 4.03)

Refitted with a range of base and eye level cupboards with worksurfaces above. Inset one and half bowl stainless steel sink, space for slide in cooker (by negotiation), space for fridge freezer (by negotiation), integrated washer/dryer and dishwasher. Tiled splashbacks, lights under wall cupboards, radiator, coving and spotlights. Window and glazed door to the side, door back to the entrance hall.

Bedroom One

11'10" x 12'11" (3.63 x 3.95)

Window to front, radiator, bedroom furniture including wardrobes and further storage, downlights, coving. Door to the

Ensuite

8'9" x 8'0" (2.68 x 2.46)

Fitted with a contemporary four piece suite including a low level WC, vanity wash hand basin with storage below, bath and 'wet room' style shower area with glazed screen, fixed overhead and separate hand held shower attachments. Towel warmer, underfloor heating, tiling, including floor, downlights and obscured window to the front.

Bedroom Two

10'0" x 11'8" (3.07 x 3.57)

Window to front, radiator, downlights, coving.

Bedroom Three

10'0" x 8'0" (3.07 x 2.44)

Window to rear, radiator, coving.

Outside

The property stands behind an open plan frontage laid to lawn and shrubbery with single width tarmac drive to the side. Access may be gained to the main entrance door and the garage.

Garage

13'6" x 19'0" (4.14 x 5.80)

Rear Garden

A particular feature of the garden with central shaped lawn bordered by well stocked beds, shrubbery and mature trees, with a paved seating area immediately to the rear of the bungalow enjoying virtual complete privacy from neighbours. PIR lights, separate patio light and light to outside kitchen door. Enclosed by fencing, trees and mature hedging.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered)

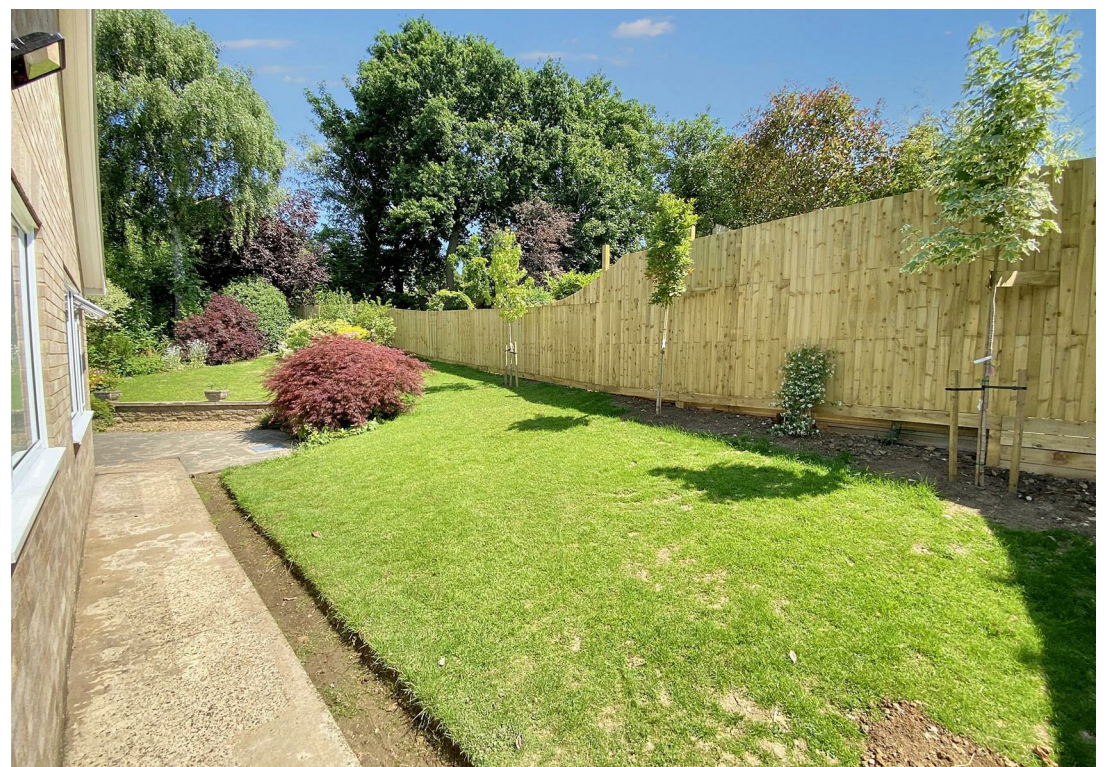
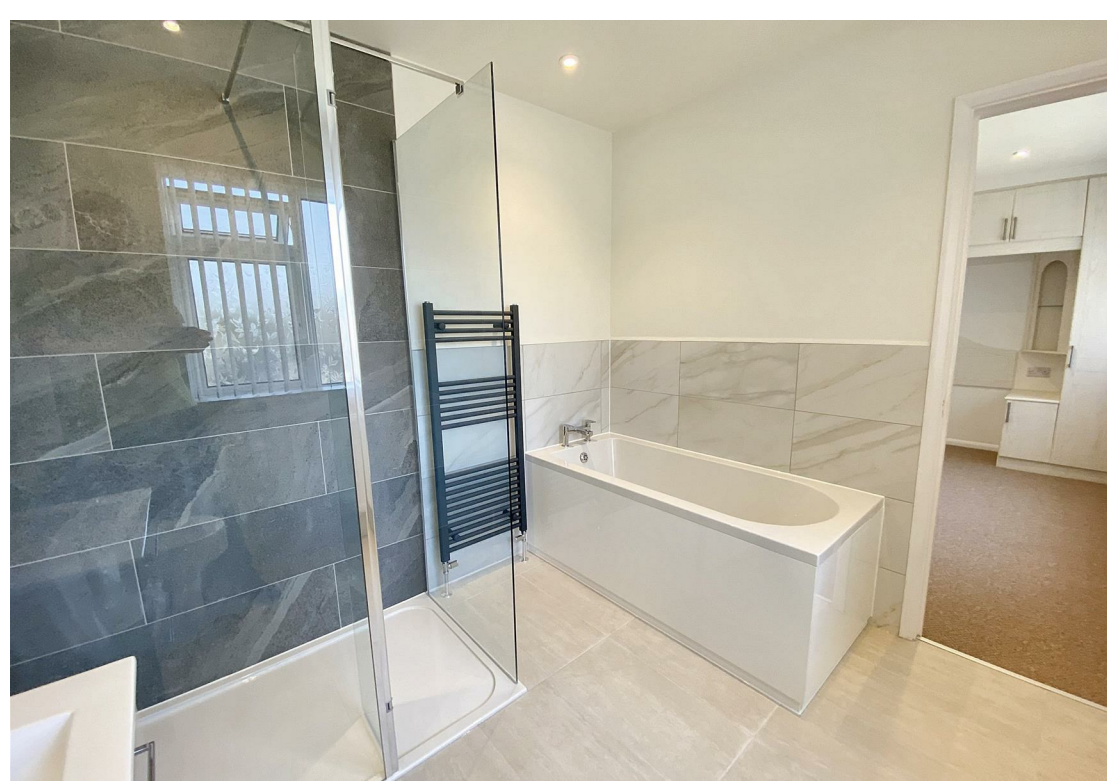
Sewerage: Mains

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



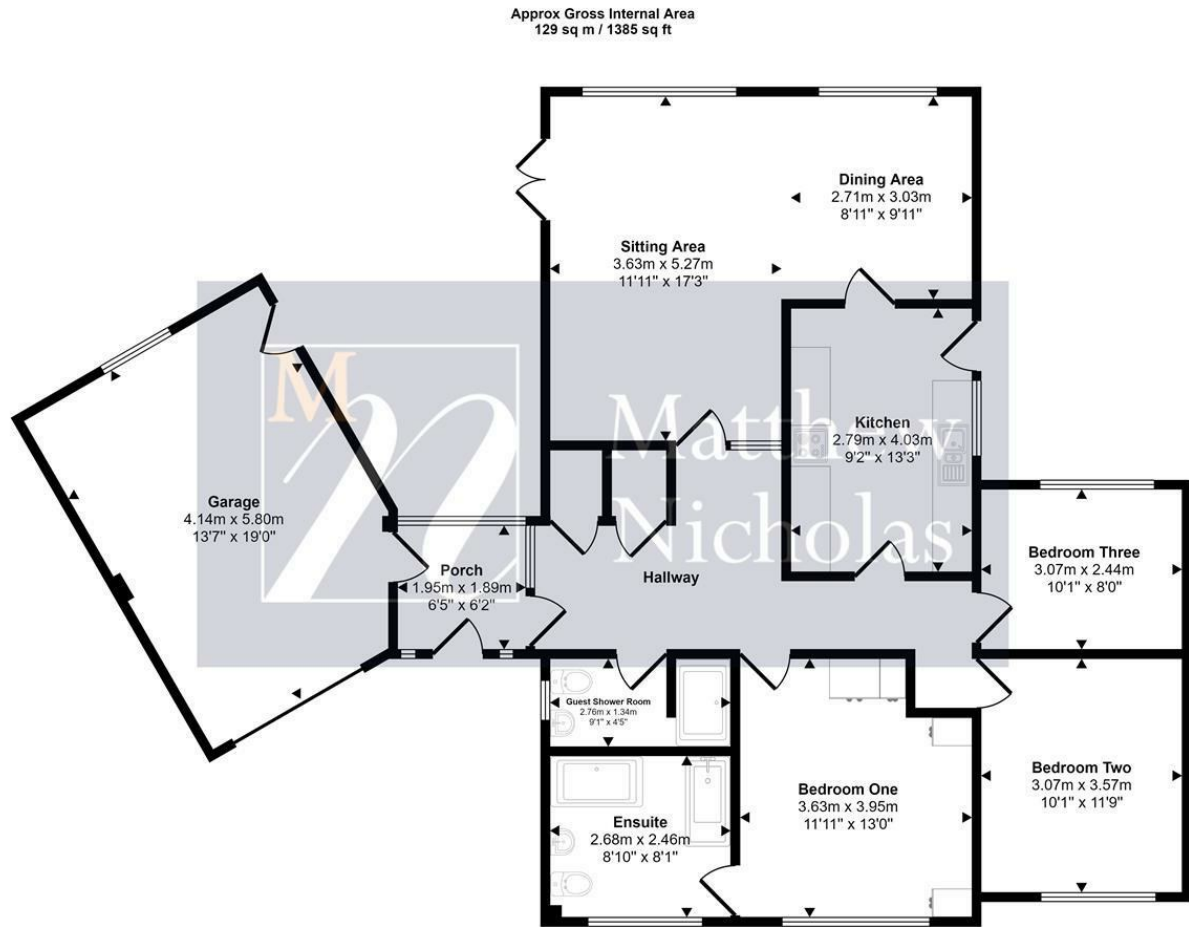
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1385.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	83
(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	



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.

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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