



Plot 63 Hollowell Street | Wollaston | NN29 7PQ



Matthew
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£475,000

A superbly presented brand new four bedroom detached house by Bloor Homes to their 'Gladstone' design situated on the edge of this new development on the outskirts of the village. Having been subject to a some upgrades to include integrated kitchen appliances, LVT flooring and carpeting, the property also enjoys neutral décor throughout. With PVCu double glazing and a gas fired radiator heating system, the house briefly comprises an entrance hall, sitting room, study, kitchen/dining room, utility and guest WC. The first floor offers a master with ensuite, three further bedrooms and a bathroom. Parking for two cars, a garage and an enclosed rear garden. Viewing is recommended. No chain.

- New four bedroom detached house with single garage
- PVCu double glazing
- 10 year warranty
- Gas fired radiator heating system
- Several upgraded features
- Edge of village development

Composite entrance door leading from the front into the

Entrance Hall

Radiator, LVT flooring, doors to the principal ground floor rooms.

Guest WC

Fitted with a two piece contemporary suite with tiled splash areas, radiator, LVT flooring, downlights.

Study

8'1" x 4'5" (2.47m x 1.35m)

Window to front, radiator, LVT flooring.

Sitting Room

10'11" x 17'4" (3.33m x 5.30m)

Bay window to front, two radiators, TV point.

Kitchen/Dining Room

26'1" 10'5" (7.96m 3.18m)

Fitted with a range of upgraded cabinetry with worksurfaces above and matching splash upstands. Inset sink with mixer tap, integrated gas hob, extractor with glass splash area, eye level oven, fridge/freezer and dishwasher. Radiator, space for table, LVT flooring, downlights. Door to the utility area and french style doors with pair of windows to the garden.

Utility Area

Cabinetry to match kitchen with space and plumbing for washing machine, wall mounted central heating boiler, LVT flooring.

Bedroom One

10'7" x 10'8" (3.25m x 3.26m)

Window to rear, radiator, built in wardrobes, further door to the

Ensuite Shower Room

Fitted with a three piece contemporary suite with tiled splash areas including a large shower enclosure with sliding glazed doors. Radiator, LVT flooring, downlights, window to side.

Bedroom Two

12'11" x 8'10" (3.94m x 2.70m)

Window to rear, radiator.

Bedroom Three

12'3" x 10'6" (3.74m x 3.21m)

Window to rear, radiator.

Bedroom Four

12'9" x 7'4" (3.89m x 2.25m)

Window to front, radiator.

Bathroom

Fitted with a three piece contemporary suite with tiled splash areas including WC< wash hand basin and bath. Radiator, LVT flooring, downlights, window to side.

Outside

Enjoying a driveway for two/three cars leading to the single garage, lawned areas with planted bed and pathway to the main entrance door and side gate to rear garden.

Rear Garden

South facing in aspect with paved patio area, ready for lawn to be laid, and enclosed by fencing on all side.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

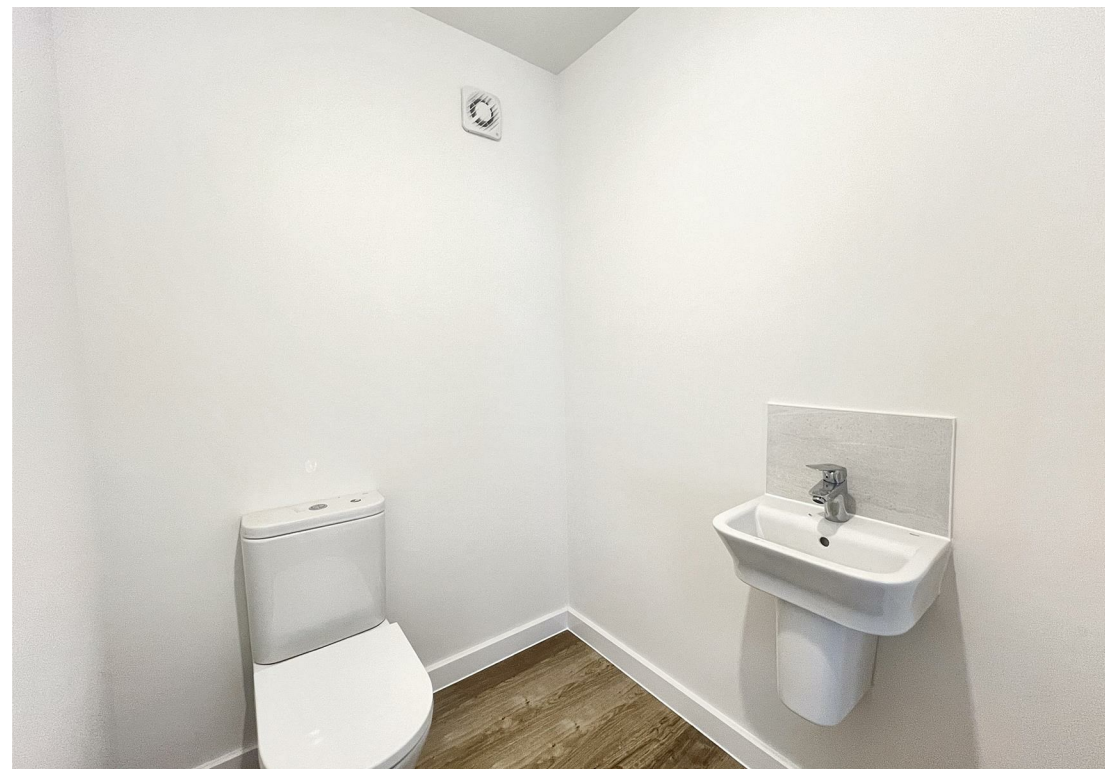
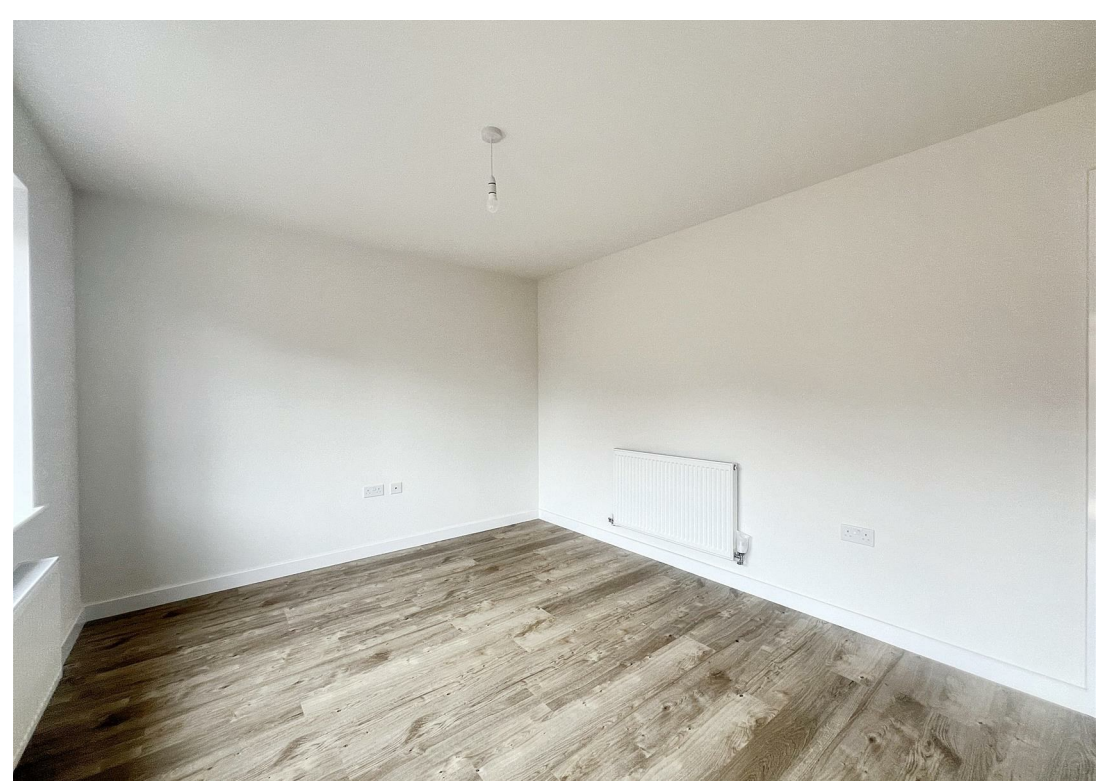
Sewerage: Mains

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.





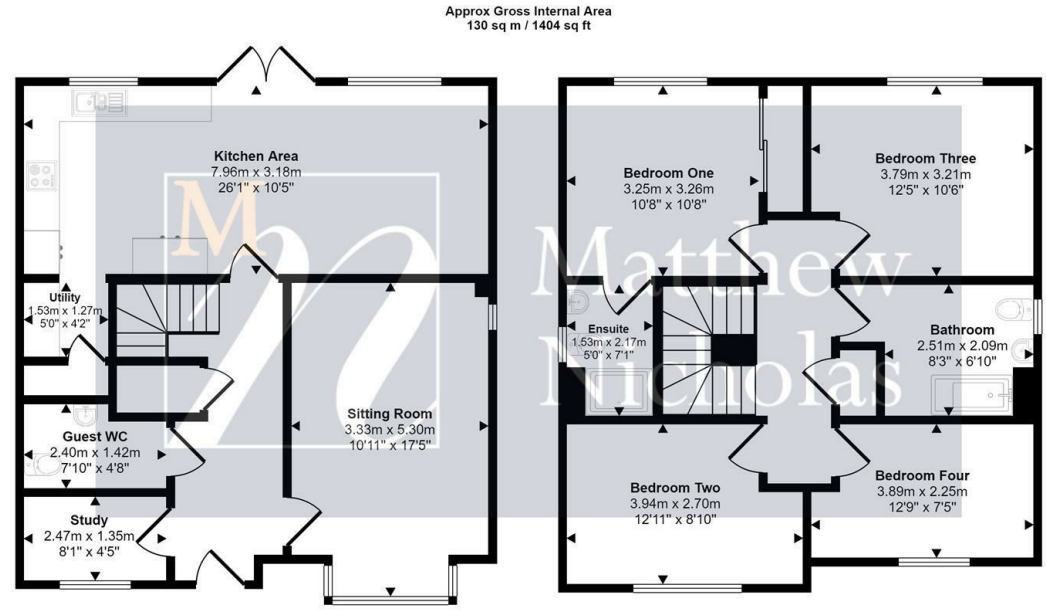
Further Information



Local Authority: North Northamptonshire Council

Tax Band: New Build

Floor Area: 1404.00 sq ft



Approx Gross Internal Area
130 sq m / 1404 sq ft

Ground Floor
Approx 66 sq m / 708 sq ft

First Floor
Approx 65 sq m / 696 sq ft

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales	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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